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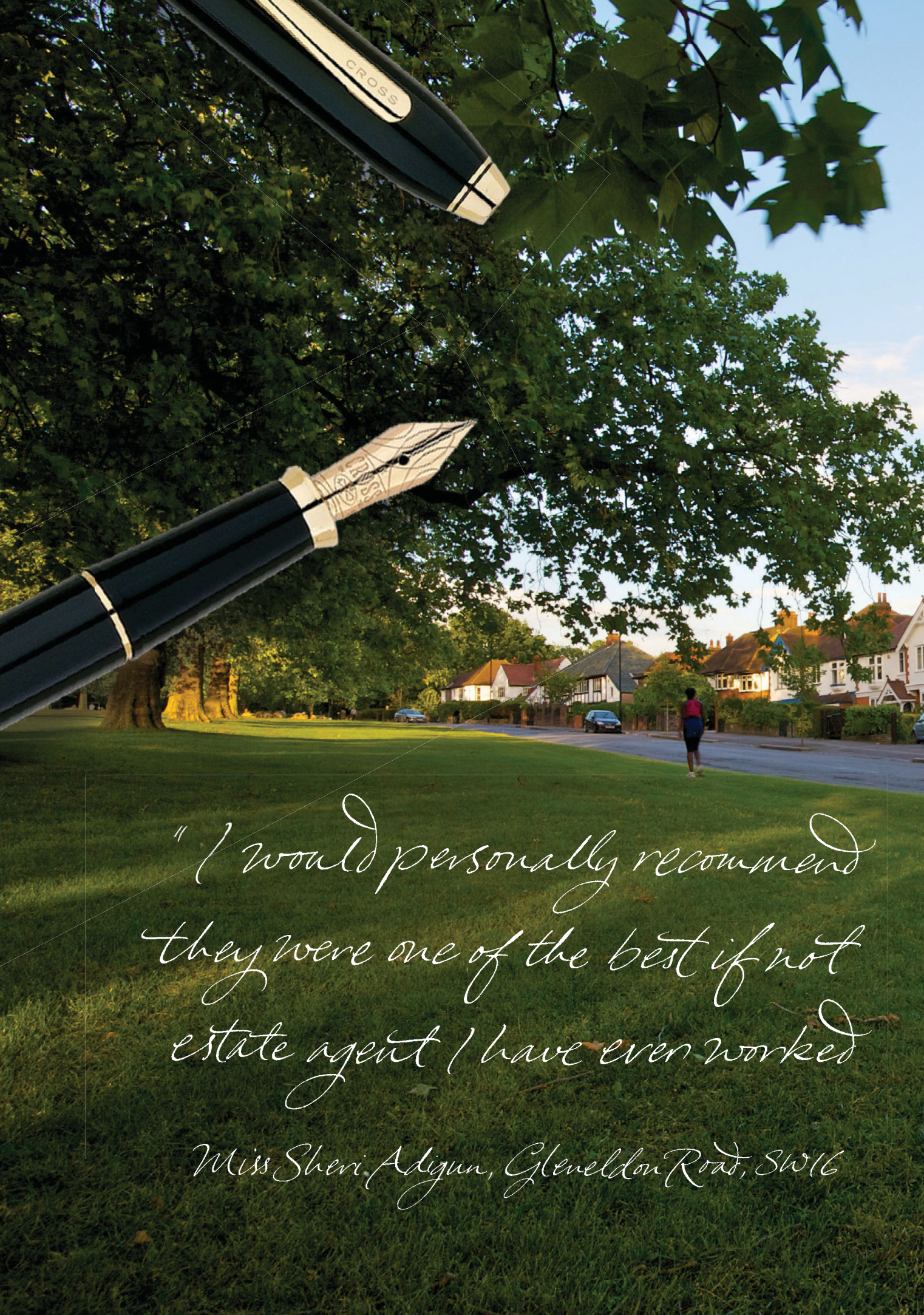
June 2013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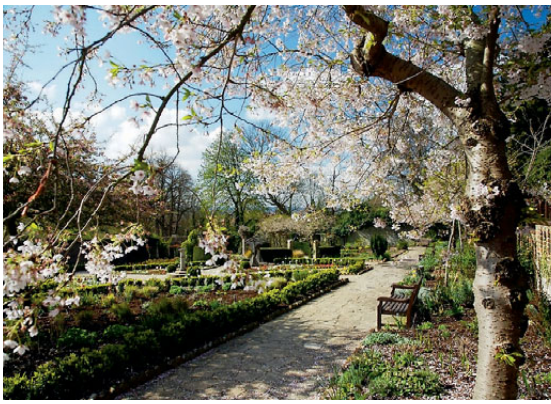

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Family matters

Having children doesn't mean compromising style as this relaxed but stunning family home in Wandsworth proves

Home to cookery writer and mum of two, Rachel Valentine, this contemporary kitchen combines Kitchen Architecture's iconic style with all the practical necessities family life and being a professional chef demand.

"Time spent with friends and family is precious" says Rachel. "Our open-plan living space allows us to maximise this as it brings everyone together."

"The key word is flexibility" comments Nikki Davis, design manager at Kitchen Architecture. "Different generations can be in the same area at the same time, all doing different things: cooking, homework, working, dining, chatting, or watching TV. All these requirements are catered for."

"An island provides a practical and sociable main preparation area" continues Nikki, "it maximises worktop space, giving all-round, easy access to work surfaces." Guests can congregate around the island, talk freely with the host, or help with prep. The cook can face out towards the rest of the living space, join in with others, or even keep an eye on children playing outside. "Allow for seating close to where the cook is working" advises Nikki, "it allows friends or family to sit with a drink or snack and chat easily with the cook".

Visit Kitchen Architecture's bulthaup showroom on Putney's Lower Richmond Road for your complete guide to the heart of the home. Or take inspiration from the case-study section of their website. **www.kitchenarchitecture.co.uk**

Where to buy
Kitchen design: Kitchen Architecture, 145–149 Lower Richmond Rd, Putney, London, SW15 1EZ. T: 0208 785 1960. Also showrooms in Oxford and Cheshire. **www.kitchenarchitecture.co.uk**
Kitchen furniture, breakfast bar, sinks, taps and worktops: all by bulthaup, available from Kitchen Architecture, as above.
Guide price: bulthaup kitchens from Kitchen Architecture start from £35,000.

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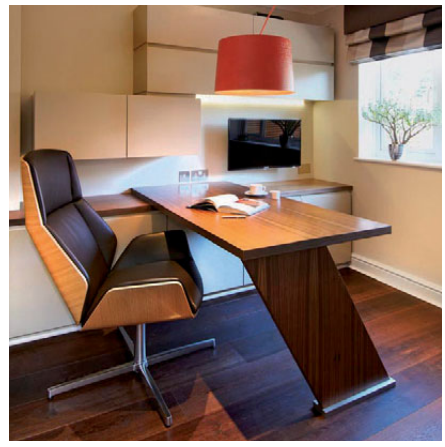
Interior Design and Architecture



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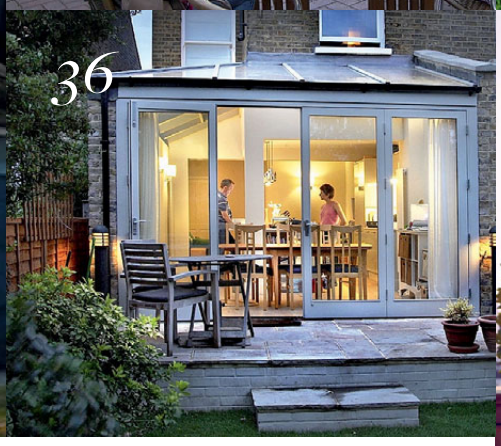

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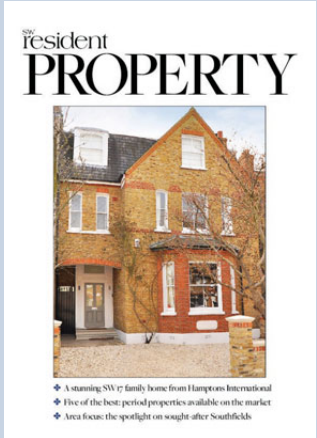

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ARCHANT LONDON COVER

Enjoy a Classic Carluccio's picnic (£45, serves two, carluccios.com) on Clapham Common on a sunny afternoon. Photography by Joe Lord.

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Picnicking in South West London is one of life's pleasures

This month's contributors

Janelle Butterfield

Freelance journalist Janelle Butterfield has been exploring her neighbourhood of Streatham this month. She says; 'I discovered the hidden gardens behind Streatham Common and beautiful properties off Tooting Bec Common. Even when you think you know an area, there's always a hidden gem.'

Sudi Pigott

Sudi describes herself as a 'fanatical foodie/highly experienced gastro-travel journalist/trend consultant with definitive antennae for what's new among chefs, hoteliers and food producers' on her Twitter page. Follow her @Sudifoodie.

Christopher Nye

After a career running his own restaurants Christopher Nye became a full-time writer following publication of his first book *Maximum Diner*. His latest book, *Weekends to Brag About: 100 Adventures in Britain's Great Outdoors*, was published last year.

Picnic season's upon us

I'd like to start this issue by wishing a Happy Father's day to all the SW dads out there. Here at *SW Resident* Towers we like to think that there's enough compelling content within these pages to reach out to the male population of South West London. Can you get more masculine than adventurer, and SW resident, Bear Grylls? We caught up with Bear to ask how he's planning on spending Father's Day with his three sons. Turn to page 16 to find out.

In our food and drink section we catch up with Wimbledon-resident and chef Bruno Loubet who will be celebrating Father's Day with his family following the release of his new cookbook *Mange Tout*. Bruno was also kind enough to share a summer recipe with us so do try this out at home.

Running with the family focus, *SW Resident* writer Christopher Nye (father to four-year-old Dylan) got on his bike and picnicked his way around South West London to bring you, dear readers, an unrivalled guide to alfresco eating and drinking locally. Parks and beer gardens are in such high demand that the minute the sun shines they are rammed, so it's wise to have a plan b. Page 24 is where the alfresco-eating extravaganza starts.

I'd also like to wish my mum, Bridget, a very happy (big) birthday for 16 June. Have a great one!

Photographer: Neil Cooper

Lorraine

Lorraine Crighton-Smith
Editor, SW Resident

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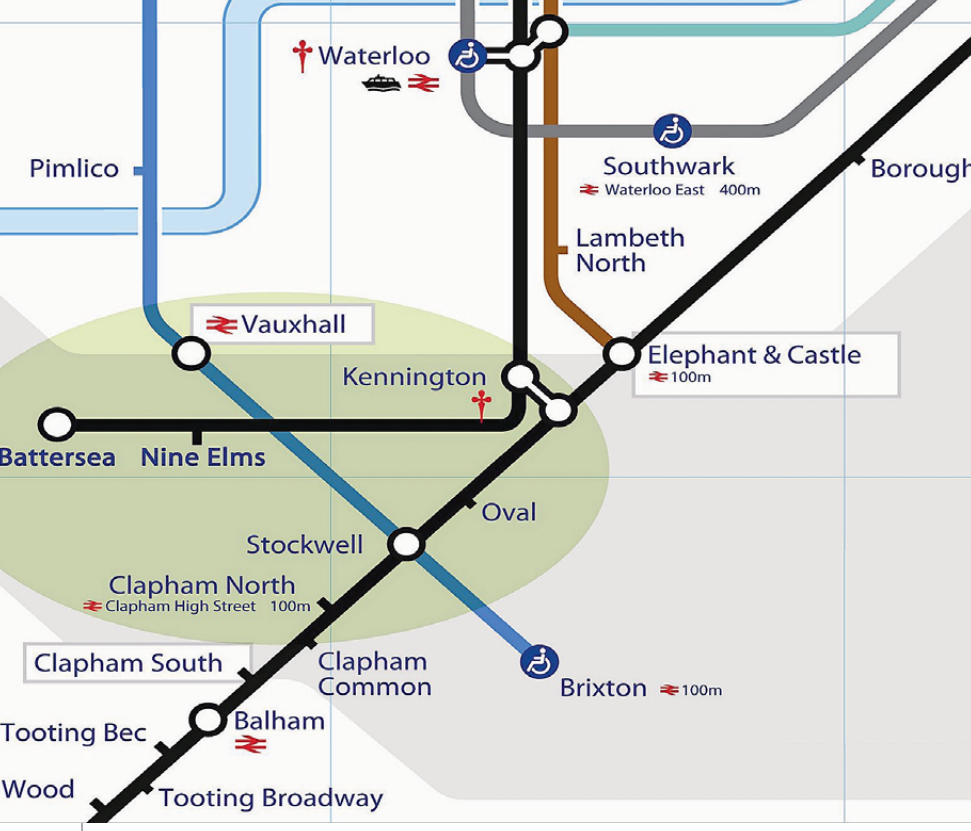


PLANS FOR BATTERSEA TUBE

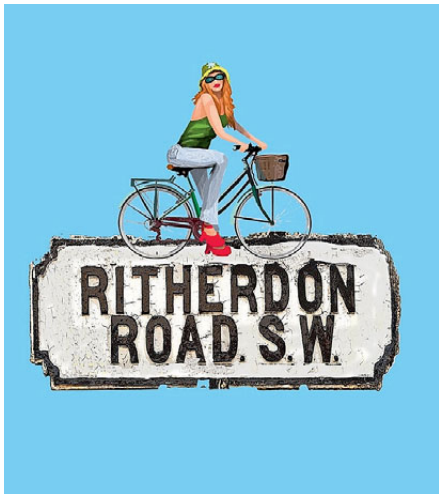
Battersea is one step closer to having its first Tube station after TfL applied for powers to build and run an extension of the Northern line. The scheme would create one new stop at Battersea Power Station and another on Wandsworth Road (close to Sainsbury's). A new stretch of tunnel would link to the rest of the line at Kennington.

If the Tube link goes ahead travel to the West End and the City would be cut to 15 minutes from the Battersea area. If planning powers are obtained from the Government, and a funding package is in place, then construction of the Northern line extension could begin in 2015 with the two new stations opening in 2020.

Details of the documents will be available to view online at tfl.gov.uk/nle and at selected libraries

LOCAL LIFE

All the latest news in your neighbourhood



SAVE THE DATE!

Don't miss the Ritherdon Road, Balham, Street Party on Sunday 9 June, 11am-5pm. The Trader's Association of Ritherdon Road invite you back for this year's street party, which promises to be bigger and better than ever. There will be stalls lining the street selling a variety of delights such as handmade silver jewellery, children's toys and chocolates. Visitors will enjoy live music, performances and a colouring-in competition. The street party is supported by the Balham Town Centre Partnership and its main sponsor is Independent Mind Body Soul and Trinity Hospice is the chosen charity.

SW resident LOVES

Friends in high places

The *SW Resident* team were incredibly excited to meet Mayor Boris Johnston last month, at an event arranged to celebrate the re-launch of our smashing portfolio of magazines. Boris was quick to highlight the importance of local publishing, referring to his own beginnings in regional newspapers.

For more local community news and views visit our website swresident.co.uk

HAVE YOUR SAY...

SW Resident doesn't just exist in print format – we're online too. Find us at swresident.co.uk and if you don't already follow us on Twitter or like our Facebook page, then now is the time to join. Send us your views, and we can share them with our followers and friends. You never know – some might end up on this page.

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TENNIS FEVER

It's that time of year again, Monday 24 June sees the start of the 2013 Championships. Could this be Murray's year?

wimbledon.com

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Foodies Festival returns to Clapham Common

The popular Foodies Festival will return to Clapham Common, and we're offering you the chance to snap up two tickets for the price of one. A host of celebrity chefs will join forces with local restaurants for a three-day culinary extravaganza on Friday 7, Saturday 8 and Sunday 9 June. Top local chefs including Michelin-starred Clare Smyth of Restaurant Gordon Ramsay, Atul Kochar from Benares and Marcus McGuiness from Claude Bosi's Malt House will be cooking up a storm, creating their signature dishes live in the Chefs' Theatre, while in the Bake and Cake Theatre festival goers can join-in the events.

As well as a Chocolate Theatre there will also be a Wine Village that will bring together producers and wine regions from across the world. The new market section Homeware Village offers visitors the chance to shop for kitchenware and gadgets while the Producers' Market will be selling artisan produce from the local area. Relaxation comes in the form of a City Beach where families can chill out on deckchairs with an artisan ice-cream.

Take advantage of the Foodies Festival's Early Bird offer and benefit from 2-4-1 tickets. Quote promo code 'RESIDENT241' when booking tickets at **foodiesfestival.com. Offer applies to one day standard tickets. Offer expires Monday 3 June 2013.**

Exhibition

Hidden Heritage

Hidden Heritage: Mrs Stirling, Old Battersea House and the De Morgan Collection reveals a fascinating insight into the hidden heritage of Wandsworth and the unique personality of Mrs Stirling, a Battersea resident who displayed her substantial collection of Victorian art in one of the borough's finest buildings, Old Battersea House in Vicarage Crescent. On display will be examples of Mrs Stirling's writing and novels, photographs of Old the House along with examples of some of the furniture and art work which she amassed.

✣ **The exhibition will run from 1 May to 29 June 2013.**

The De Morgan Centre, 38 West Hill, Wandsworth SW18 1RX; 020 8871 1144
demorgan.org.uk

Tennis event

BNP PARIBAS TENNIS CLASSIC AT HURLINGHAM

IMG & BNP Paribas have announced the return of one of the most exclusive tennis events in the social calendar, the BNP Paribas Tennis Classic at the Hurlingham Club, London from 18 to 22 June. Players confirmed for 2013 so far, include the current world no. 8, Jo Wilfried Tsonga and legends Pat Cash, Henri Leconte, Andrew Castle, Fabrice Santoro and Mansour Bahrami with many more ATP, WTA players and Legends to be announced in the coming months.

✣ **Packages available from £259 per person.**

020 8233 5854; BNPParibasTennisClassic.com

Royal Ascot offer

Royal Ascot is a centrepiece of the British social calendar. This year's event takes place from 18 to 22 June. *SW Resident* has teamed up with Ascot Racecourse to offer readers an exclusive package on 18 and 19 June to include your Grandstand Admission ticket, Pavilion Club badge and afternoon tea served after 4pm for just £112 per person. To book call 0844 346 3000 or visit ascot.co.uk and quote PAVILION13 to take advantage of this exclusive discounted offer.

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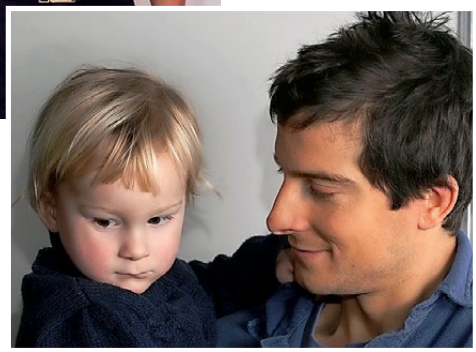
Born Survivor

Battersea-based adventurer and father of three Bear Grylls on the local commmunity, Father's Day and his top survival skills

Left: Chief Scout Bear Grylls pictured with The Duchess of Cambridge at the National Review of Queen's Scouts at Windsor Castle in April. Below: Bear with his eldest son Jesse in 2006.



IS IT TRUE YOU LIVE ON A HOUSEBOAT ON THE THAMES?

We have lived on a houseboat for a while now in Battersea and love it as our London base – it is always fun for our three boys and is one of those great places in London with real community.

IS THERE ANY CHALLENGE YOU'RE YET TO FACE?

I am just about to start filming our new Discovery survival series called Bear Grylls Escapes from Hell now that we have wrapped filming NBC's 'Get Out Alive' which we did in the high mountains of the south island in New Zealand. I am always focused on getting back to my family inbetween these adventures. That is where my heart really is.

TELL US ABOUT YOUR SURVIVAL ACADEMY COURSE...

The new family course comprises a combination of survival skills and adventure tasks designed to put the families to the test. My close team of experts lead the courses and teach techniques including learning how to build and light a fire, river crossings and foraging for grubs and rodents – there's a few surprises involved with that one! It really is a great opportunity for parents to share these experiences and bond in a new environment with their children.

> Battersesea is our base... it's fun for our three boys and is one of those great places in London with real community

HOW CAN THE COURSE SKILLS BE USED IN EVERYDAY LIFES?

It is all about the 'what if...?'. What if I had to use these skills for real? Plus of course every man and woman should know how to light a fire with no matches or lighter, make an emergency shelter, cross ravines, rivers and descend cliffs with minimal gear, right!? Not to mention a bit of unarmed combat, first aid and key life values such as cheerfulness in adversity, positivity, leadership and resourcefulness. For families to learn these skills together is always an incredible dynamic to witness.

WHAT'S YOUR TOP TRAVEL DESTINATION AND WHY?

Probably coming home! That is what seven seasons of *Born Survivor* have taught me the value of.

HOW DO YOU LIKE TO SPEND TIME WITH YOUR CHILDREN?

As a father of three young boys I always get a kick out of sharing my survival techniques on family adventures together. We spend part of the year on a remote welsh island all together and that place oozes adventure for us all! Father's Day though tends to be spent just mellow at home hanging out with maybe a picnic lunch out on the houseboat's deck which the boys always love.

WHAT KIND OF HOLIDAYS DO YOU BOOK WHEN 'OFF DUTY'?

We go as a family straight back to the little island hideaway in North Wales. Twenty acres and one small cottage. It is my heaven on earth.

WHAT ARE YOUR TOP SURVIVAL SKILLS?

Be prepared. Go with good friends you trust and who are relaxed people. Have a back up plan. Have back up communications and pack a sense of humour.

Why not celebrate Father's Day at The Bear Grylls Survival Academy?

Survival Academy

The Bear Grylls Survival Academy runs 24-hour family courses and 24-hour adult courses in Surrey and five-day adult courses in Scotland. Corporate Team Building Courses are also available. To celebrate Father's Day you can now buy gift vouchers for the Academy too.
The family course costs £398 for two (one adult and one child aged 10–17). The 24-hour adult course cost £349 per person and the five-day course costs £1,899 per person. Prices include all accommodation and food but not transport.

✤ For more information call 01483 424 438; visit beargryllssurvivalacademy.com or email enquiries@beargryllssurvivalacademy.com

Images by Bear Grylls Ventures; Rafal Macieczyk; Paul Gardiner

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Louise Candlish

My regular Thursday home-workers' coffee mornings have changed dramatically over the years and so have the lives of those I share them with...

So, I've just come back from my regular Thursday morning home-workers' coffee. Just me and four middle-aged men. All around us in the café other males gathered, many 'exploring new directions', as the saying goes. They outnumbered the emerging adults and the NCT groups. It's a sign of the times, as coffee habits always are. I could document my adult life through my partners in coffee. John Lewis could film an ad of it, complete with grisly facial ageing effects.

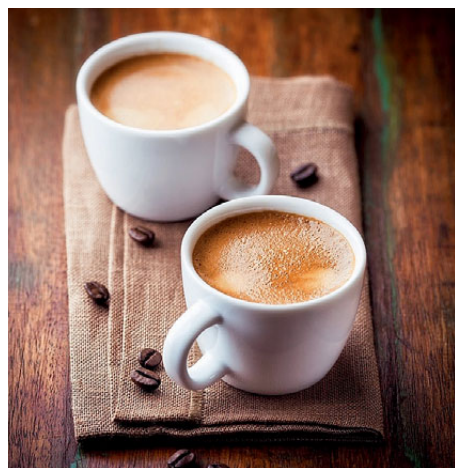
In the early nineties, when I started working, there was no such thing as a latte, let alone a tall skinny vanilla spice latte with extra double-shot. No, there was merely ordinary coffee or a cappuccino (more often than not an ordinary coffee with squirty cream on top) and we office girls would nurse our selection over a strict hour's lunch break, dreaming of a future when our rent wasn't three-quarters of our salary and we might afford a silk shirt from Jigsaw.

Later that decade, we'll call them the lost years, I didn't drink coffee because I don't like the taste of it with a hangover and there was not a day when I did not have a hangover. Builder's tea returned to the fore, plus the occasional pomegranate-and-carrot power juice to counteract the duty-free cartons of Marlboro Lights.

Next, the getting-settled years, the late-night espressos with the one I'd decided was the one. The exotic holidays in Asia and the Caribbean where the only complaint was the below-par coffee, places where the discovery of a Starbucks outpost was a cause for celebration (two-thousand calorie Frappuccinos don't count when you're on holiday). How I remember our utter lack of understanding that the Tobago beach hut would not be forever, but would soon be replaced by any establishment within an hour of the M25 that offered baby listening.

The Frappuccinos remained a constant, however, being a favourite of the NCT posse. We'd assemble in Starbucks or another chain, later migrating to the Northcote Road cafés designed especially for us, with parking for buggies and a glorified cage they called a soft play zone.

> In the early nineties, when I started working, there was no such thing as a latte, let alone a tall skinny vanilla latte...



Between mothers and new born babies, litres of milk would be consumed, while white-faced women said things like, 'How do you get that muslin square to not fall off your shoulder?' or, if it got more racy, 'Have you and Jeremy, you know, done it again yet?' Second babies soon answered that question.

The babies grown into schoolchildren and the majority of the mothers returned to the office, my coffee-break circle changed again. Now it was the home-workers and stay-at-home mums, the latter being notably less available, committed as they were to pilates and running classes and 'me' days at Shoreditch House. (This was a group that never ordered full-cream milk.) Meanwhile, the home-workers would have two or three flat whites while bemoaning how misunderstood we were as a tribe, believed by the rest of the world to be doing sweet FA when in fact we were toiling far harder than people in real jobs. Then we would look at our watches and say, 'Bloody hell, did you realise it's nearly twelve o'clock? We'd better go and start work.'

Finally, the recession and the male stampede. It began with a lone representative, one stressed-out City type with a proper business plan for something to do with crowdsourcing, but now others have followed, proud of their ambition to make themselves useful about the place until such a time that their high-earning wives bully them back to the coalface.

Well, I hope it's not too soon. Because of all the groups over the years, it's the men who suit the coffee break best. It's the men who lean back in their seats roaring with laughter, all of a sudden looking ten years younger than they really are.

✤ Follow Louise at www.twitter.com/louise_candlish or to read more of her columns visit swresident.co.uk

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On the fast track

Peter de Loriol on Claud Butler, South West London's cycle manufacturer extraordinaire who opened his first cycle shop in Lavender Hill in 1928

Claud Butler, left, says farewell to Tiger Knomich, The Moscow Dynamo's goalkeeper after he gifted the team racing Cycles

Rex Features

We all grew up with bikes and one of the great unsung heroes of the bicycle industry was the inaptly name Claud Butler (1903-1978), a true South Londoner. Born in Fulham, baptised in Streatham, his father intended him to go into the draper's trade. Claud, though, a keen cyclist and earning money from cycling delivery rounds, developed a passion for speed, joined Halfords Cycle Company as a mechanic then became a salesman. He also became a member of the Balham Bicycle Club. He was a good amateur cycle racer and won several races.

Armed with a good grounding in cycle mechanics, a flair for business and a will to go out on his own Claud Butler opened his first cycle shop at 8 Lavender Road, Clapham Junction in 1928. He sold ready-made bikes at first then started to make his own bicycle frames he thought would be marketable. His one fear was that his name would be deemed to effeminate to place on his bicycles – but his fears were groundless. His natural business flair, his knowledge of the market and his own winning personality made his bicycles sell.

Within four years he had opened several branches across London; Lewisham, 101 East Hill Wandsworth, 241 High Street North, East Ham and a branch in Nottingham. His head office was in Clapham Manor Street. His practical innovations brought his lightweight 'C.B.' bicycles to the fore with the development of the short-wheel base, the dispensation of the 69 degrees parallel frame and the introduction of three speeds on tricycles. He sponsored international racers and Claud Butler bikes competed at the Los Angeles Olympics in 1932. He even went to America in 1939 to see if he might expand there.

He was a natural showman-entrepreneur who grasped every opportunity to promote his bicycles. He was the only bike manufacturer to have an annual 'do' with a dance band and a cabaret act. He married three times, the last in 1965.

The war curtailed his activities. He started up again in the 1950s but the new petrol refineries in Cheshire and Southampton seriously hit sales. He struggled and eventually died in Bromley in 1978.

His name combined with the quality of his bikes ensured that the hallmark 'C.B.' lived on and continue to do so. A Claud Butler bike is 'quality'. ●

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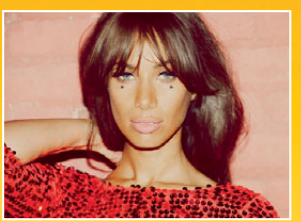

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Enjoy a picnic on Clapham Common, or one of the area's many green spaces

Eating ALFRESCO

Christopher Nye unearths South West London's best alfresco-eating spots

As June busts out all over, it's time to escape those dingy dining rooms to top up your tan, restock the vitamin D and taste those summertime flavours once again. South West London's parks and commons offer opportunities galore for alfresco dining, in park cafes, picnicking on the lawns, barbecuing, beer gardens and pavement cafes. Commons were where medieval villagers brought their livestock to nosh free of charge on the acorns and pasture. The lush grass is just as inviting today, and still free, but folk are more likely to bring their kids and dogs along for a romp and a chomp. Wandsworth Common is a bit smaller than when it was formed nearly a thousand years ago within Battersea Manor, after the railway companies sliced bits off. It's been protected since the 1870s though, and has both wild and ornamental areas, woodlands and a fishing lake (licence required). The yummy mummies of Nappy Valley flock to Common Ground, the popular café in the park. It's a fun, sociable place full of child and diet-friendly goodies from fairy cakes to hummous with celery sticks to main courses. There's baby changing facilities in the gents' too. Next to the café are sports facilities and a children's playground, plus the Nature Scope centre (naturescope.co.uk), which has Raw Food workshops from likeitraw.co.uk.

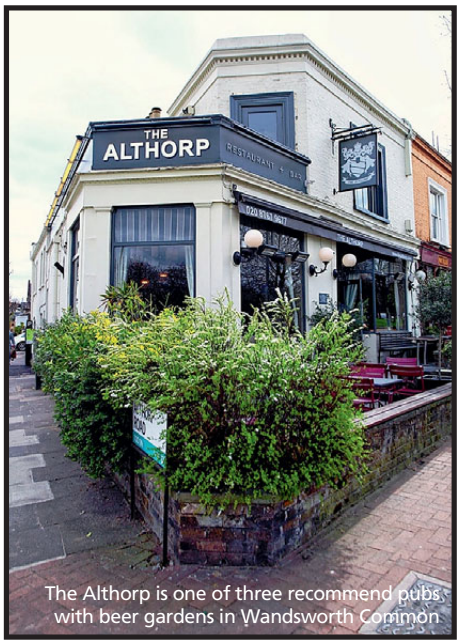
There are some splendid restaurants around the park, including the Michelin-starred Chez Bruce along Bellevue Road. If you're thinking of taking the dog with you, maybe try one of the three great pubs with beer gardens along the same stretch: Brinkley's Kitchen, The Althorp and The Hope.

> Commons were where medieval villagers brought their lifestock to nosh free of charge on the acorns and pasture

If summer gets you feeling energetic, you could try touring the parks by bicycle. The roads between them are reasonably flat and you can speed around on a rented bicycle from Go Pedal (gopedal.co.uk, 07850 796 320) who will deliver a bike to your home, a railway station or hotel. They're sturdy bikes, complete with lock and they come with a map and friendly advice from Simon, the owner of the company.

A short cycle ride away from Wandsworth Common is Tooting Bec Common. Catering facilities are a little less interesting, though there's a cheap and cheerful café in the middle of the park, with cups of tea at just £1.20 and the usual range of sausage rolls, muffins and fried breakfasts. The lido has a new café too, but for something a bit posher, you can now get a picnic delivered to you at your chosen park from several suppliers including Lavender Hill's very own Sugar & Spice (sugarandspicefood.com, 020 7978 4008). Their hampers start at £14 per head, with upmarket versions of picnic favourites – quails eggs,

The garden of the Leather Bottle pub on Garratt Lane is a firm SW favourite



The Althorp is one of three recommend pubs with beer gardens in Wandsworth Common

asparagus wrapped in Parma ham, smoked salmon, chorizo tarts, fruit skewers – all beautifully presented.

Up at Clapham Common there's a good range of local pubs with beer gardens. The Avalon claims the best garden, while The Windmill claims the biggest but they're only a couple of hundred yards apart so you can try both. The Avalon (theavalonlondon.com, 020 8675 8613) on Balham Hill has 200 outdoor covers, with the emphasis on modern British cuisine and rather wonderful Sunday lunches with meat from their own farm. At The Windmill, on South Side (wildmillclapham.co.uk, 020 8673 4578), as well as the beer garden, in the unlikely event of rain falling this summer there is a beautiful glass-roofed summerhouse. If you just fancy a bacon sandwich, the kiosk outside The Windmill does them for £1.80 and is often surrounded by cabbies – always a good sign.

Clapham Common has three lakes for fishing and boating on those hot summer days, dog-free areas and several cafes.

Wimbledon Villagers make the most of the sunshine

Enjoy a drink and a meal by the river in Putney

The Windmill on the Common's beer garden is a Clapham hot-spot

The café by the bandstand is the largest, making a brave attempt from somewhat uninspiring premises. But you can sit outside with that glorious view of the refurbished bandstand, with free concerts on summer evenings (see lambeth.gov.uk for details). The café serves up more continental flavours, with authentic little Italian cakes, olive oil that you can decant into your own bottle for home, grilled sardines and squid salads as well as burgers and ice creams. Main courses are around £10.

A more formal-looking park is Battersea Park, lying along the south side of the Thames. Opened by Queen Victoria in 1854, it certainly feels Victorian with long carriage drives, ornamental trees and shrubberies, a serpentine lake, woodland walks, nature reserve and children's zoo. It has an Italian restaurant, La Gondola al Parco, with views across the lake, but it seems a shame to turn your back on the river and there's a good quality kiosk serving hot drinks and snacks by the Peace Pagoda.

Around the park are two good options for alfresco eating and drinking. Ransome's Dock (ransomesdock, 020 7223 1611) is a restaurant serving 'modern European', overlooking the dock leading into the Thames. The Magic Garden (magicgardenpub.com, 0207 622 4844) has much more of a party vibe in its huge garden, with comedy acts and live music.

This 11 June the park will be hosting a summer barbecue (for details visit batterseapark.org/bbq-2013) at the children's zoo, with the price including an evening trip around the zoo. But apart from this official event, DIY barbecuing is something that park authorities everywhere strictly clamp down on, due to damage to the grass, litter and the risk of accidents from abandoned disposable barbecues. However, this summer Wandsworth Council are allowing barbecues on tailor-made facilities within Wandsworth Park (not the Common) and Fred Wells Gardens.

No list of summertime highlights south of the river would be complete without The Ship, newly refurbished and officially the place to be seen this summer. It has an expansive terrace overlooking the water (theship.co.uk, 020 8870 9667) where barbecues and beer are the flavour of summer.

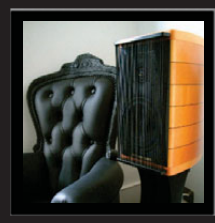
> This summer Wandsworth Council are allowing barbecues on tailor-made facilities within Wandsworth Park

The River Wandle offers another option for waterside eating – especially since it was cleaned up – running alongside both Garratt Park and King George's Park. The latter is larger, and includes formal and less formal parts, and when you've enjoyed the lake, heather gardens, rose garden and pergola, nearby pubs include the Park Tavern with the 'biggest beer garden in Southfields' (park-tavern.com, 020 84 888 855). The Leather Bottle near Garratt Park (leatherbottlepub.co.uk, 020 8946 2309) makes a big deal of their outdoor appeal as 'one of South West London's premier beer gardens' with summer parties, barbecues and events. You can even book a beach hut and they'll be showing live sports events on large screens – which sounds like a more comfortable option than Murray Mound this Wimbledon fortnight.

Speaking of which, summer 2013 promises to be the most exciting since 1936 in this part of town, but if you can't get tickets for the main event, you can at least be nearby. The Dog and Fox (thedogandfox.com, 020 8946 6565) in Wimbledon Village will be the perfect place to toast victory in a suitably Scottish way. Out on Wimbledon Common, our tour of the South West London's best alfresco eateries could hardly end on a classier note, Cannizaro House. The 300-year-old hotel has added an alfresco orangerie this summer as part of its £3million renovation. (cannizarohouse.com, 020 8879 1464). They have two AA rosettes in the restaurant, but the orangerie offers a slightly less formal option, with sharing boards of artisan charcuterie and cheeses and freshly shucked oysters.

Whichever way you slice it, pickle it, barbecue it, booze it or just-sit-in-the-sun-and-snooze-it, summer 2013 is a well-deserved break from the worst winter for 50 years. ●

✤ For more Insiders' Guides to enjoying life in South West London visit our website swresident.co.uk



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Specialising in Sardinian and Italian cuisine and wines, Sapori Sardi is a family run, cosy restaurant in the heart of Fulham. Having opened just 12 months ago they have already established themselves as a popular choice, with a variety of dishes including classics such as risotto and more rustic options such as prosciutto and fruit. Enjoy with a glass of mirto at the end of the day!

✤ 786 Fulham Road, Fulham SW6 5SL; 020 7731 0755; saporisardi.co.uk

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At Dalcha, the ethos is to be a desirable and noteworthy neighbourhood restaurant. Their cooking is distinctive, yet familiar enough to cater for all lovers of Indian cuisine. Thanks to a talented kitchen team who have been trained in India, each dish has been given a mouth-watering and flavoursome spin. The care is exemplified in the selection of tasty cocktails. Of course, no fine meal would be complete without service to match and theirs is not just friendly, but warm and efficient too. It's what makes dining at Dalcha so satisfying.

✤ 636 Fulham Road, Fulham SW6 5RT; 020 7731 6066; dalcha.co.uk

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One of SW6's newest establishments, Manuka Kitchen has already become a local favourite. With smaller dishes that are both fresh and homemade, and larger gourmet options, it's a great place to go to enjoy sumptuous cuisine, great wine and a relaxed atmosphere. With a new menu to tempt you this spring, they've kept their popular starters plus some brand new culinary delights such as Manuka honey cured salmon and duck egg with asparagus tempura and wagyu beef from Aubrey Allen. A menu not to be missed.

✤ 510 Fulham Road, Fulham SW6 5NJ; 020 7736 7588; manukakitchen.co.uk

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Image courtesy of Marks & Spencer

A GLASS act

Chris Bicknell, founder of Bicknell Interiors, shares his top tips for letting light into your home and bringing the outdoors in this summer with Emma-Lily Pendleton

There's nothing quite like the outdoors for revitalising the mind and body. But with city living and lack of time for refreshing trips to the park, bringing the outdoors into your home can be the best way to reap the benefits.

Fresh outdoor-inspired colour schemes or rustic wood surfaces can be enough to create the ambiance of the countryside in your home. And with the English weather being what it is, extending into your rarely habitable garden, blurring the line between the outdoors and indoors with glass extensions or retractable doors, can result in the perfect view of the changing seasons.

For specialist Surrey-based architecture and interior design company, Bicknell Interiors, half of its yearly projects are working with clients in South West London to bring the outdoors in with the creative glass structures and light-lending interior design.

'Victorian buildings are full of dark spaces,' says Chris Bicknell, who founded Bicknell Interiors with his wife, Barbara, in 2003. 'They're large rooms, often with tall ceilings but they don't let a lot of natural light in. It means that structural changes that incorporate glass are often the best option for bringing a sense of openness into your home.

'A house's best aspect is typically overlooking the garden,' he explains. 'Usually from the family room or kitchen located at the back of the house, where

Floor-to-ceiling windows are a really effective way of connecting the inside of your home with the outside, whether as part of an existing room or as a new extension

it's easier to get planning permission. So these are the common rooms to extend. Often level with the garden, you can walk seamlessly from the interior to the exterior with bi-fold doors being brought into play.'

However, not every property has the space for such additions. If not extending into your garden, other options include expanding up into loft space, with modern or traditional-style dormer windows giving a view of the skyline and letting light into otherwise uninhabitable territory.

These are popular and lifestyle-changing projects, but structural alterations are not the cheapest option for bringing nature's best indoors, Chris warns. 'It's expensive, not just the construction but everything down to the removal of rubbish, costs.' If you are considering a large construction project, experts such as Chris and his team can give a broad view of what's involved and how much it will cost, before you start.

If your budget can't stretch to it, then bring a touch of Mother Nature into your home with nature-inspired furniture and accessories. 'You don't have to make your house bigger to make it better – by bringing in new furniture, fixtures and fittings, colour schemes and fabrics, you can make a house look completely different without any construction work,' explains Chris.

Wallpaper with botanical prints and plant-based motifs can be featured on

A house's best aspect is overlooking the garden

anything from bedding to throws. Nature continues to be a popular subject for illustrators and there's a myriad of bird, insect, flora and fauna-themed designs to choose from on everything from wallpaper to dinner plates.

'Slightly pearlescent surfaces will bounce any natural light around the space you have,' advises Chris. 'As will glass chandeliers – they disperse the light more widely than drum shades. We offer interior design within our services because whether you have an extension or not, you need design to make the most of the space you have – it comes hand in hand.' Nature-inspired colour schemes including mossy greens and rustic furniture, can make all the difference.

So whether you're expanding your home into the garden or bringing nature's best designs in, it's time to go natural and welcome the outdoors into your home.

✤ bicknell-interiors.co.uk

Creative Director, Chris Bicknell (second from right) with the Bicknell Interiors team

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✤ All wallpapers from John Lewis

TOP TIPS FOR BRINGING THE OUTDOORS IN

FORRAGE AND FIND: Interesting natural artefacts that you may have found whilst on a walk can be incorporated into your home, from driftwood to shells.

FLORAL SPLENDOUR: Use similar plants and planters inside and out to maximise the outdoor feeling and to make your room feel like an extension of your garden.

LIGHT THE WAY: Many people in England are vitamin D deficient and natural light is the cure. Replace heavy drapery with lighter fabric, preferably with a sheer or pearlescent finish to maximise the amount of natural light in your home.

VENTILATION: Open your windows and make the most of the fresh air that can clear the mind. You don't have to be installing bi-fold doors.

ENJOY THE VIEW: Bicknell Interiors include re-landscaping among their services. If you're going to make the most of your garden, you have to cut those overgrown bushes. Bring the outdoors in with views over newly-landscaped gardens, complete with birds or your children playing.

ECO-FRIENDLY HOME: Bicknell Interiors use sustainable woods wherever possible, and using eco-friendly materials including paint, cleaning products and even bedding, is an option for everyone. Use them on a daily basis and you'll soon feel closer to nature.

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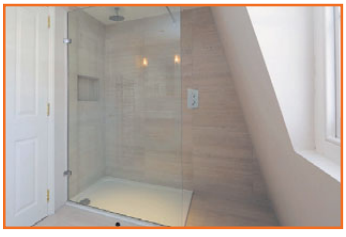

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Kitchen island paradise

Electic Interiors transformed Ailish Craddock's Streatham Hill kitchen to high specifications, creating a sociable open space, finds Janelle Butterfield

Being able to see the kids playing in the garden while I'm cooking in the kitchen is great

Since moving to this leafy suburb of South West London ten years ago, Ailish Craddock and her husband have become well and truly integrated into local life, enjoying all that Streatham Hill and the surrounding area have to offer. At home, local kitchen experts, Eclectic Interiors, helped the couple transform their darkened back room into one full of light and colour. 'The room was modern before, but it wasn't a style I liked,' says Ailish, perched on a chrome stool in the light and airy kitchen. 'There were lots of brown cupboards and walls in places where they shouldn't be!

'Now it's modern, while the rest of the house is traditional. It's a glass box so white felt like the right scheme as it kept it clean and bright and fresh.'

Ironically, it wasn't the kitchen that the couple were first planning to renovate. 'We heard about Eclectic because they were based near our old house in Abbeville Road. Originally they were going to help us with another house we were living in, but as soon as this one became available our friends (who are now next door) rung us to tell us. Within six weeks we'd moved in! It was very quick but we love this road and it's fantastic to have our friends so nearby.'

Once enlisted, the family met with Neil and Jolanta Harradine from Eclectic Interiors to discuss how best to renovate the space. 'They were good at helping us to make decisions about whether or not to do things such as remove windows, which would have left me concerned,' says Ailish, 'but they assured us that it would work – and we put our trust in them.'

A trust, which given the kitchen today, has certainly paid off.

'We added far more cupboards to the back wall, removed a wall that made the area flow better, replacing old units and adding structural work. We had a

Light floods into the new kitchen

The contemporary kitchen is designed for a busy family

Ailish was keen to keep design in her new kitchen clean and simple. Down to the last details, Eclectic Interiors had the project covered.

cloakroom that jutted out and they replaced that with a wall to make the room work better.'

Despite the traditional elements to the rest of the house, the light and airy design makes for a seamless transition into the contemporary style kitchen, creating a real family atmosphere.

'For us the kitchen is a very sociable space,' says Ailish. 'We have people over all the time, and use the kitchen for friends visiting – it really is the hub of the house.

'Luckily, from when the work first started, it only took about six weeks. We had the basement with a smaller kitchenette so we moved ourselves down there while the work was completed.

'Now it's incredibly fluid and efficient as a room, there was a lot of thought that went into the logistics, so the dishwasher is next to the storage space, so you're not wandering around to find where things should go.

'We went for a German kitchen make called Rational,' adds Neil of Eclectic Interiors, 'with Italian homewares, including the big lights above the island. We wanted to keep it clean and simple with plenty of open space.'

And while the country appears to be undergoing an obsession with food, has the space given a new lease of life to Ailish when it comes to cooking? 'I enjoy cooking when I have the time!' she laughs. 'I love cooking exotic food, being able to see the kids in the garden while we're cooking is great as well.'

> The kitchen is a sociable space. We have people over all the time and use the kitchen for friends - it is the hub of the house

With so much on their doorstep, and a stunning kitchen to boot, it's clear to see why the family are planning to stay put; 'For us, London is where we love to be. There's just so much here. This street is gorgeous and it's handy for Dulwich, Balham and Clapham, while Peter Jones is only 15 minutes away. There's a wonderful pub called The Masons Arms nearby, which is perfect for taking the kids and the dogs for a Sunday Lunch. And Clapham Common, Tooting Common and Battersea Park are all nearby,' she adds.

So what do they love most about this fantastic room? 'My favourite part of the kitchen is definitely the island,' says Ailish. 'It's such a lovely place to sit and enjoy a glass of wine of an evening. We can spend hours just chatting away. It's blissful.'

Sounds perfect to us. ●

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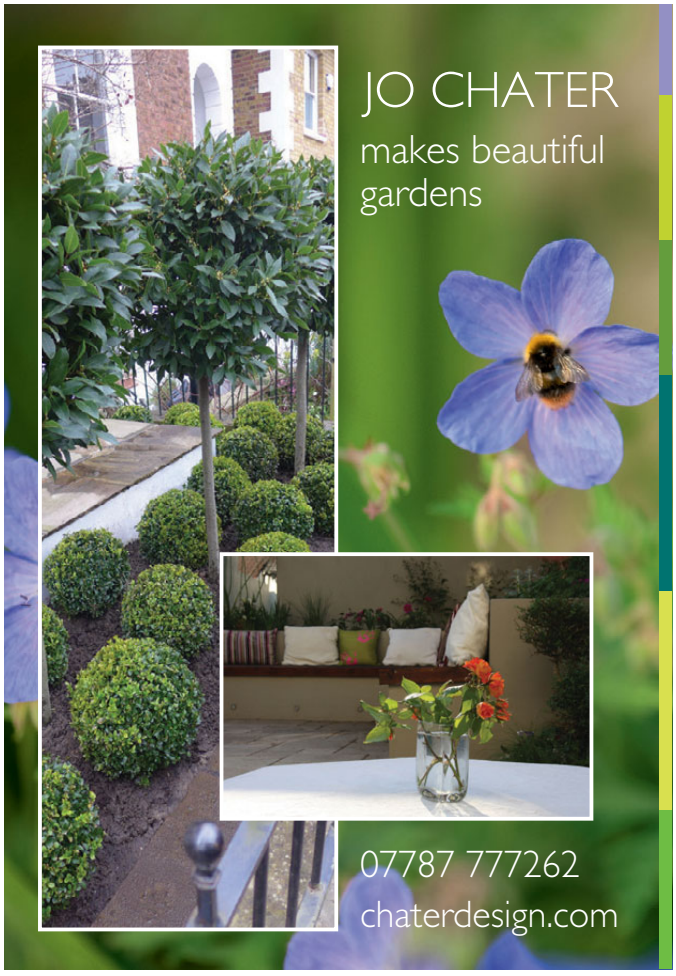

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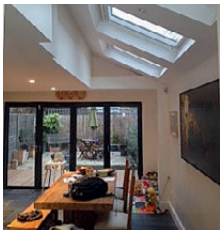

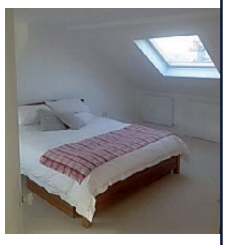

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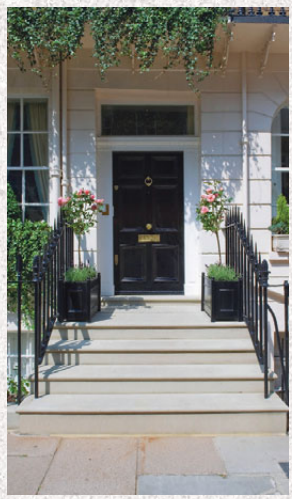

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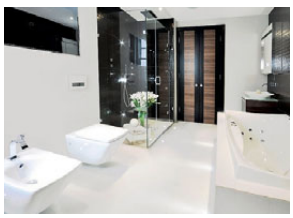

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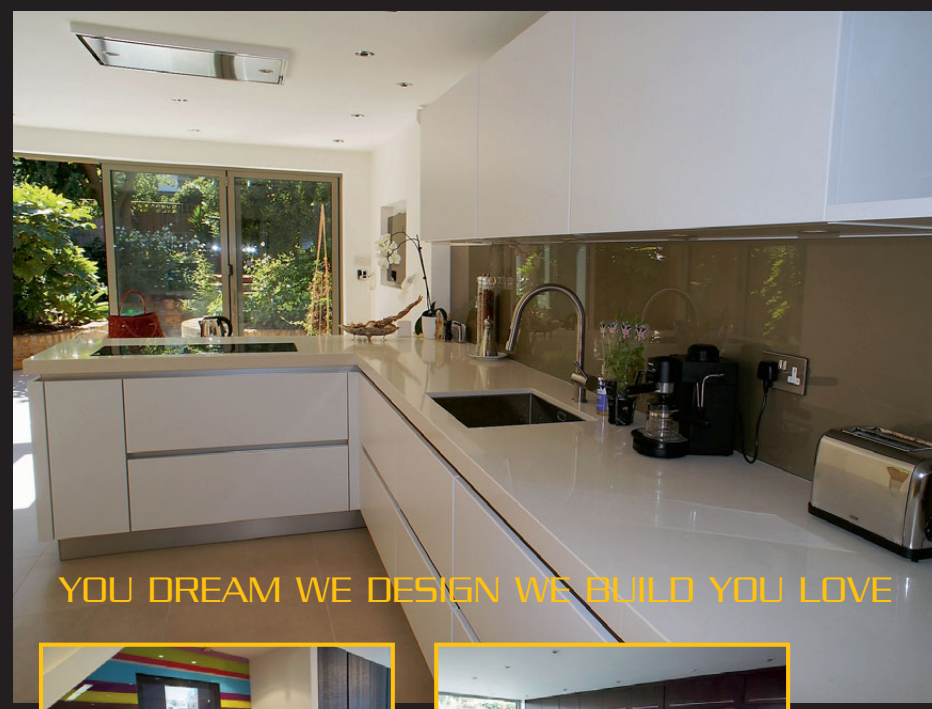

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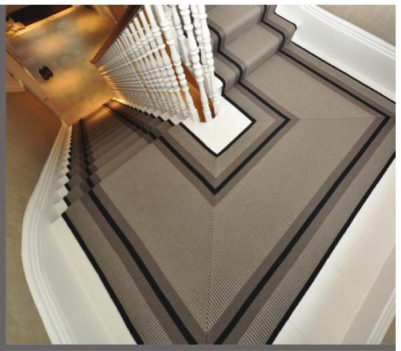

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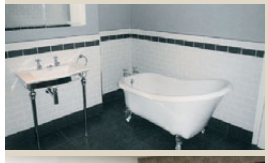

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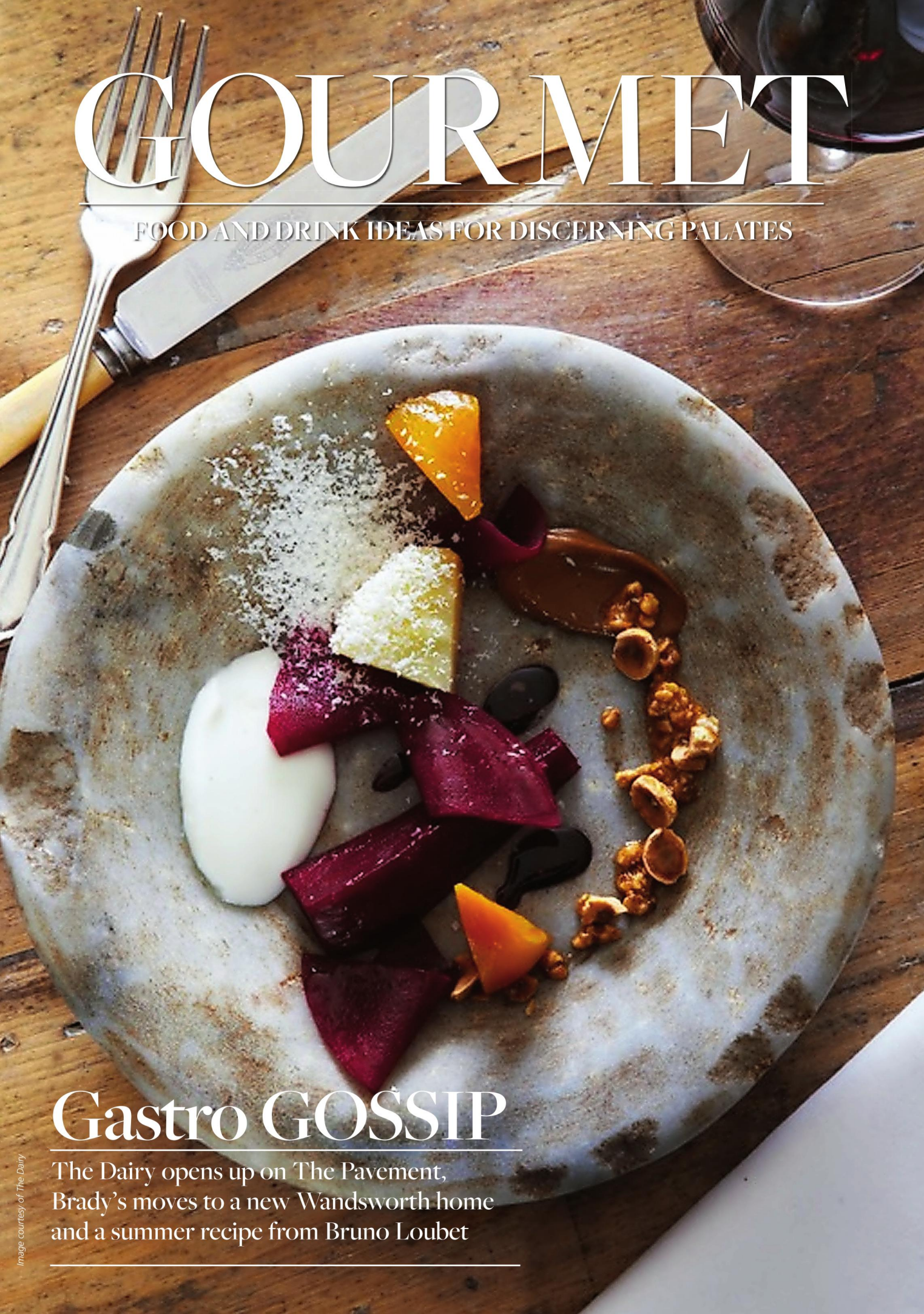

Gastro GOSSIP

The Dairy opens up on The Pavement, Brady's moves to a new Wandsworth home and a summer recipe from Bruno Loubet

Image courtesy of The Dairy

Exciting news AT THE **LAWN** BISTRO...

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Our next wine dinner is on the **11th June** and will feature the region of Champagne. We are teaming up with Lanson and Besserat de Bellefon for this unique event to kick start the grass court season in style! Our previous dinners have featured Bordeaux, Tuscany, Spain and Burgundy. They all have been great fun and very well received by our guests. So, it is drinks and canaps' at the bar and then onto our private dining room for a great evening. **Why not treat yourself!**

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Tom Parker Bowles

Trawling London for the finest food is thirsty work, so where to go for the perfect tipple? Our columnist goes window shopping

If ever there were a shop built for window quaffing, it's Gerry's Wine and Spirits (gerrys.uk.com) in Soho. I've lost count of how many hours I've wasted there over the years, gazing through the window at bottles of booze in their every form. It's a glittering monument to the distiller's art, a place where rare and potent absinthes sit shoulder to shoulder with obscure Polish fire waters, seductive aperitifs, soothing digestifs and vodka kept in everything from crystal skulls to Swarovski crystal decanters. They even have porn star rum. Seriously, Ron de Jeremy is Ron Jeremy's very own 'adult' dram.

A swift stumble down Old Compton Street, where Gerry's has sat for nearly 30 years, finds you outside The Vintage House (freespace.virgin.net/vintagehouse.co), a whisky wonderland with 1,350 varieties of malts, some rarer than a dry British summer. Again, staff are true specialists, with deep knowledge not just of smoky Islays and spicy North Highlands, but of bourbons, Irish Whiskys and Japanese blends. As well as some pretty stunning Calvados, Armanacs and Cognacs too. Their wine selection is equally impressive. Two of the capital's greatest drink shops, perched on one small road.

Just around the corner is another Soho classic, Milroys (milroys.co.uk), small but perfectly formed. You'll find some truly scarce whisky bottlings here, and the staff are top notch. A few streets across, sitting in the old Hammer building, is newcomer Amathus (amathusdrinks.com), which has a stunning tequila and mescal collection.

Then there's wine. London has long glugged back the port, claret and Madeira, and our thirst for the grape is still raging. Ok, so you'd need more than a few shillings to get your hands on the great First Growths. Berry Brothers and Rudd (bbr.com) opened their St James' Street doors in 1698. The selection is huge, their premises as handsome as it's old. Although you can frolic in all the Petrus and Lafite a man could desire, there's also some great value in their list.

Hedonism by name, hedonism by nature... The Mayfair shop is full of treasures

> If price is no object, and you're after that six litre bottle of La Tache 96 (yours for £30,000), then Hedonism is for you

My other high-end favourite is Corney and Barrow (corneyandbarrow.com). They might be relative newcomers when compared to Berry's (Edward Bland Corney opened his first shop in 1780), but their list makes for wonderful reading, and takes in both old and new worlds too. Justerini and Brooks (justerinis.com) is another St James' stalwart, and the people behind the world famous J&B whisky. Moving west, I find it rather difficult to wander past Lea and Sandeman (leaandsandeman.co.uk) without dropping in (you'll find stores in Chelsea, Barnes, Kensington and Chiswick). Their Burgundies are particularly strong. The Winery (thewineryuk.com) in W9 is another brilliant independent, especially strong on small growers as well as having one of the best Riesling selections in town.

If Italian wines make you swoon, then a great wine writing friend recommends Vini Italiani (vini-italiani.co.uk) on Old Brompton Road, SW7. 'Probably the best place to try and buy Italian wines in London,' he says between sips. High praise indeed.

And if price is really no object, and you're after that elusive six litre bottle of La Tache '96 (yours for around £30,000), then Hedonism, in Mayfair's Davies Street, is the place for you. The name might be a little naff, but there's no doubting the treasures within. Most of us couldn't afford to sniff the stuff, let alone glug it, but it's a lot of fun to walk around all the same.

Finally, a tour of boozers' London wouldn't be complete without gin. So get down to the wonderful Ginstitute just above Notting Hill's Portobello Star (portobellostarbar.co.uk), a tiny gin museum complete with all sorts of artefacts. Or book onto a Sipsmith distillery tour (sipsmith.com). Both combine elegant drinking with some serious learning. London history has never tasted so sweet.

✤ **NEXT MONTH** To really enjoy Italian food, surely you need to head to Rome et al, right? Tom Parker Bowles puts London's pasta to the test and finds a surprising answer to the question

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Brady's new location will come into its own this summer

NEW LOCATION FOR BRADY'S

What a difference a view makes. Brady's, who've been a Wandsworth institution for years, have relocated next to The Ship, bang on the river. It will be brilliant when summer finally arrives as they will have tables out on the vast terrace, and their oyster bar set up. Their menu remains little changed: potted shrimps are excellent, though I prefer the batter on my fish a little crisper and I could, mostly, resist the chips. But I can't fault the freshness of their fish sourced from Whitby and Cornwall. A huge grilled brill was superb, though I would have appreciated knowing its price when I ordered. Co-proprietor Amelia's desserts are properly homemade: squidgy chocolate and walnut brownie while Jude's salted caramel ice-cream hit the spot.

✤ Jew's Row, Wandsworth SW18 1DG; 020 8877 9599; bradysfish.co.uk

Super Sauces

Refreshingly different to anything I'd ever tried is Bim's Kitchen's African Chickpea and Melon Seed Curry Sauce with alligator pepper, hibiscus and all manner of unusual spice. It has terrific, piquant flavour that I tempered with coconut milk to give my vegetable curry new verve. Earlsfield Deli alerted me to the creativity of James (Bim) and Nicola Adedeji. I also like their African super fruit beobab ketchup, great as a dipping sauce.

✤ Earlsfield Deli, 424-426 Garrett Lane, Wandsworth SW18 4HN; 020 7998 6584; bimskitchen.co.uk

ROSSOPOMODORO ARRIVES IN WANDSWORTH

It's all about the cornicione (that's the Napolitan technical name for an authentic pizza crust). Rossopomodoro may be a chain, but their attention to authentic detail and sourcing is impressive. My Verace pizza is zingy with intensely flavourful tomatoes and proper buffalo mozzarella. San Marzano tomatoes transform a bruschetta. Finanziera, huge quills of Gragnano pasta with beef, liver and peas and cream sauce is rich, delectable and comforting. Rossopomodoro's new Wandsworth branch has a good buzz.

✤ 46 Garrett Lane, Wandsworth SW18 4TF; 020 3289 2970; rossopomodoro.co.uk

Clapham's The Dairy is 'thrillingly creative'

WOW is the only way to start this review, very quietly, without a fanfare of publicity, probably the most thrillingly creative and charming restaurants I've visited in London all year has opened in Clapham.

From the outside, with its open brickwork and recycled furniture and rustic informality, it looks like just another hip coffee shop but this is understated cooking of serious intent, thought and technique delivered unaffectedly and affordably. The menu is fashionably divided into snacks (chick pea and spices wrapped in polenta on wild garlic crème is divine) and small, ultra-seasonal plates of garden, sea, land and sweet, none costing more than £8. Every dish quietly dazzles in its attention to detail , intriguing technique and beautiful presentation on unusual rustic plates. Guinness soda bread with potted salmon and horseradish; roast hazelnut mayo smeared on a colourful plate of roast and pickled beets with ravishing buffalo milk curd; smoked Pollock brandade with the roe transformed into an emulsion with caramelised and charred leek, beef short-rib cooked on the robata grill to give smokiness and slow-cooked 24 hr in a water bath with burnt onions and bone marrow. Even a dessert of Lincolnshire rhubarb and jelly with oat caramel crumbs has ice-cream made with curds from their own cheese. As at Noma where Brixton resident chef-proprietor Robin Gill did a stint (his CV includes Raymond Blanc's Le Manoir Aux Quat Saisons too), the chefs bring some dishes to the table.

✤ Booking is essential in the evening.15 The Pavement, Clapham SW4 OHY; 0207 622 4165; the-dairy.co.uk

GIN O'CLOCK

To celebrate their 10th anniversary Renaissance Pubs have created their own London TEN Gin using British barley and wheat with botanicals including lime, juniper and cinnamon to use not only in cocktails such as an English mojito with marmalade, lime, mint and apple juice but in recipes too including gazpacho with gin drops at The Bolingbroke and gin-cured sea trout at The Abbeville. ✤ renaissancepubs.co.uk

3 of the best salts

ANGLESEY

Sea salt with vanilla

From Anglesey with a gem like appearance, vibrant, slightly sweet with a lovely texture and special method of extraction that preserves all the trace elements and minerals. Interesting flavoured salts too especially Tahitian vanilla, amazing with fish and chocolate dishes.

✤ macfarlenesdeli.co.uk, £3.00, 100g and halenmon.com, £5.25, 100g

HIMALAYAS

Himalayan Pink Salt Crystals

Exceptionally large, pale pink crystals, complex, deep flavour and soft texture with 64 natural minerals and thought to be purest salt available. Good for lowering blood pressure and improving bad circulation.

✤ dandelion.co.uk, £5.75, 450g

CORNWALL

Cornish Sea Salt

Wonderful texture that crumbles in the fingers. Fresh, clean, intense taste that means one needs to use less. James Martin of *Saturday Kitchen* calls it 'the Gucci of sea salt'

✤ bayley-sage.co.uk, £3.45, 225g, pouch

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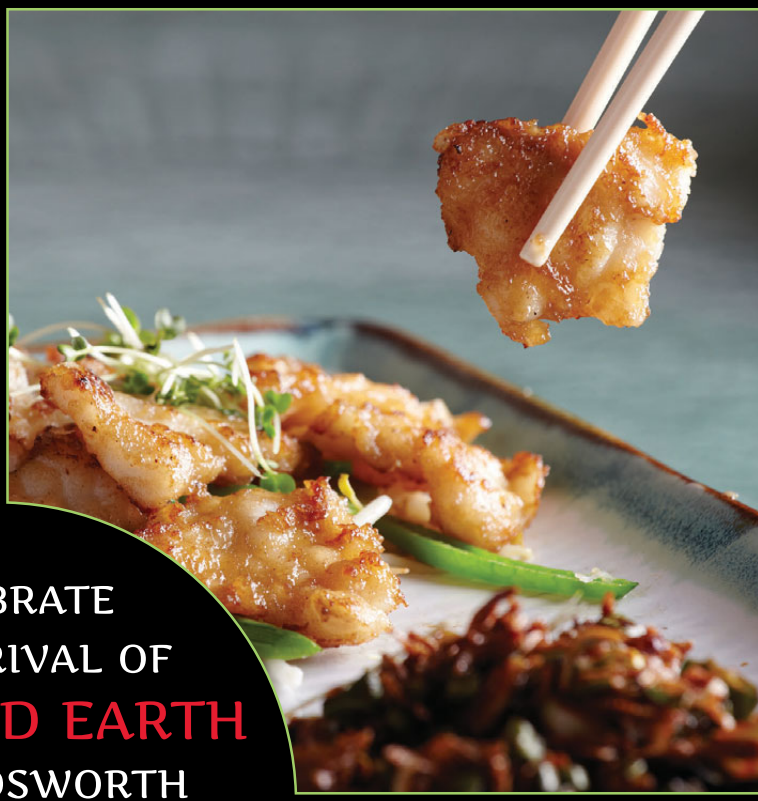

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SW

Bruno Loubet hard at work

Bistro BITES

Wimbledon resident and chef-proprieter Bruno Loubet has a new book out this month, here he shares his story

Grilled Marinated Quail, Broad Bean, Quinao and Treviso salad

BRUNO, TELL US ABOUT YOUR UPBRINGING IN FRANCE...

My father's family was from the Pyrenees and my mother's from the Périgord, so my upbringing was mostly influenced by these three regions of the great South West. This is the land of foie gras, truffles, geese, ducks, game birds, wild mushrooms, crayfish, fine wines and much more. In fact, the Gironde Estuary is even home to sturgeons, which are also farmed in the area and give us the sumptuously elegant caviar d'Aquitaine. The unusual abundance and diversity of the South West's fine produce and the straightforward, no-nonsense character of its people has made this region renowned all over the world.

WHEN DID YOU KNOW YOU WANTED TO BE A CHEF?

I remember my dad telling us he would have loved to have been a chef and travelled to places like New York, but in the end London was the furthest he ever went. In hindsight, I think his unfulfilled ambition was the spark that prompted me to make a change and have a different life, so at the tender age of 14 I enrolled as an apprentice chef at a Bordeaux catering school for three years. The starting point for French cooking was the country's wonderful diversity of regions, each making the most of its environment and bringing out the flavours from its great local produce, the fruits of its 'terroir'.

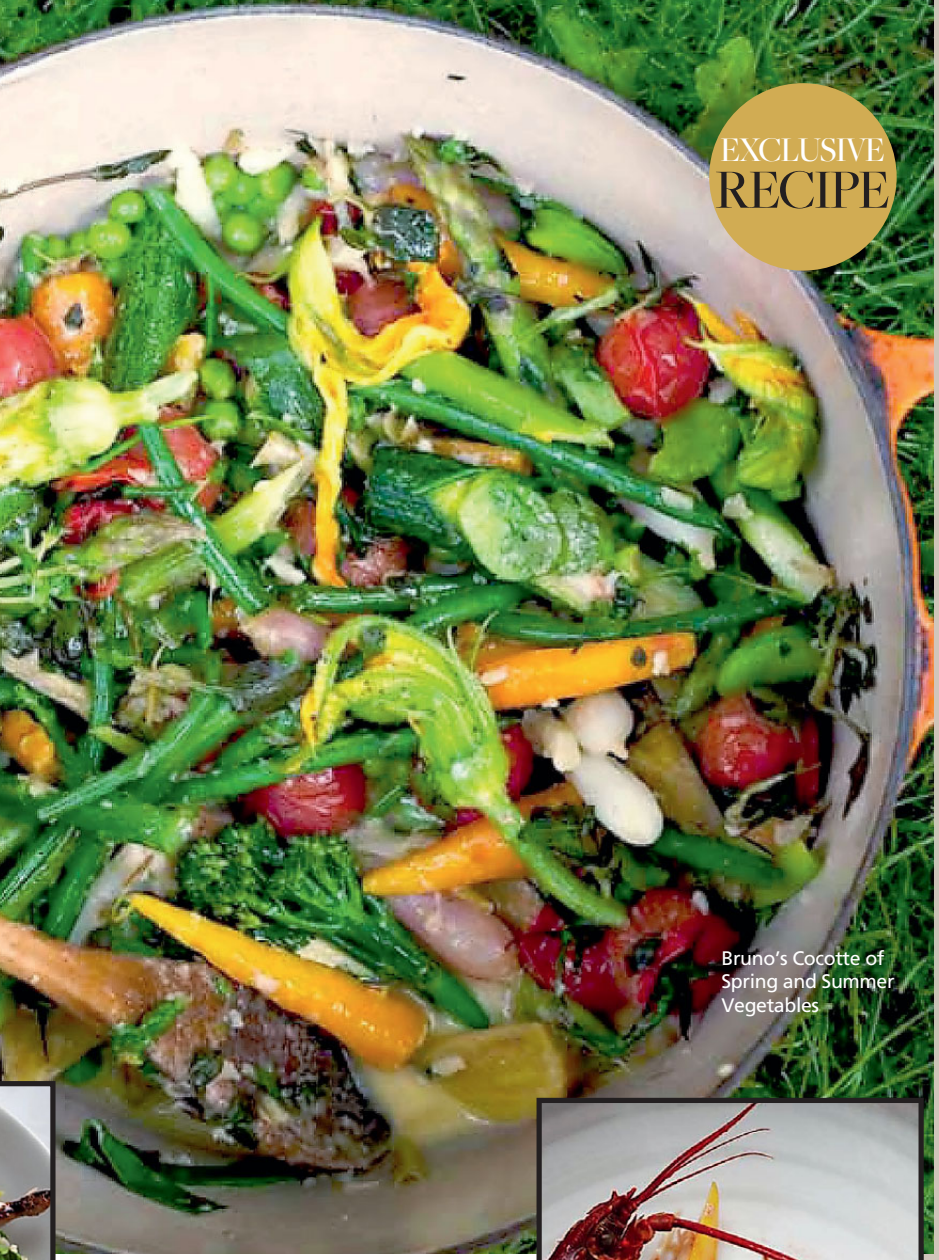
WHAT ARE YOUR FONDEST CHILDHOOD FOOD MEMORIES?

We probably all have childhood food memories that we cherish. What I find amazing is that the food of these memories always seems to taste better than that which we tuck into today. Is it fair to say that the ingredients used to be better and therefore the end result was tastier? That our mother and grandmother used to spend more time in their kitchen? Mine certainly did; I was very fortunate! Often, the smell of a stew or soup wafting around the house would welcome us back from school. I remember my grandmother saying: 'A good soup brings the men home!' And who could fail to be entranced by the complex aroma of a beef daube simmering on the stove; the sweet, spicy and buttery smell of baked apples; or the yeasty creamy scent of a baking brioche – long, slow cooking with layers of flavour?

TELL US A FOOD SECRET...

I believe that some classic recipes cannot be improved and will remain true to their origins throughout the ages. But I also feel some dishes can have an extended life if they're given a little twist. I have been fortunate in my work to travel a lot, which has enabled me to feed my inspiration with elements from other cultures, integrating them into my cooking and giving me a new 'palate of flavours'. Perhaps the most influential period of my life was my time in Brisbane, Australia. I left England in 2001 for a new life Down Under and spent eight years adopting the Aussie way. When I arrived there, I was faced with a situation where I was not Bruno from London but the new French guy

EXCLUSIVE RECIPE



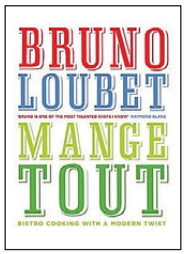
Bruno's Cocotte of Spring and Summer Vegetables

from London who had to prove himself. So I put my head down and worked hard to cook what people expected, but always, where possible, bringing an element of surprise. In a certain way I had to simplify my cooking and refocus, which was a great exercise and certainly helped me with the rebirth of Bistrot Bruno Loubet in London.

HOW DID BISTRO BRUNO LOUBET COME ABOUT?

I came back to England and after six months of hunting for the perfect pub in Oxfordshire or Hampshire, I met Mark Sainsbury and Michael Benyan, the owners of the successful Zetter Hotel in Clerkenwell, London. The alchemy between us was natural and resulted in a business partnership. Mark and Michael opened the door of their business to me and Bistrot Bruno Loubet was born. And now at the age of 50, I feel I have a strong sense of belonging in terms of my food. London is a fantastic metropolis – multicultural and in constant evolution, which makes it the ideal background for what I love to do.

You can also learn how to make Lobster salad in Mange Tout



Mange Tout: Bistro Cooking with a Modern Twist by Bruno Loubet is out now (Ebury Press, £25).

Bruno's Cocotte of Spring and Summer Vegetables

My father used to love his garden (as do I); it was his pride and joy. In spring and summer, he often used to bring home a large basket with a colourful selection of young vegetables. The look on his face and his body language sent a clear message; here was a man that was excited, proud and happy with the fruits of his labour. He always handed the basket to my mother like a beautiful bouquet of flowers. A couple of hours later, the little gems would end up in the middle of the kitchen table in a large Le Creuset cocotte, exuding the most lovely scent and confirming their organic credentials.

Serves 6
4 tbsp olive oil
12 baby carrots
6 baby fennel bulbs, trimmed and peeled
18 small radishes, trimmed
1 garlic clove
1 tbsp summer savoury
6 baby leeks, trimmed
4 runner beans, topped, tailed and cut into pieces
6 baby courgettes
150g podded fresh broad beans or frozen broad beans
150g peas
12 cherry tomatoes
6 asparagus spears
2 tbsp double cream
knob of butter
½ tsp thyme leaves
1 tbsp chopped flat-leaf parsley
2 tbsp chopped chives
1 tbsp chopped chervil
2 tbsp basil
salt and black pepper
¼ lemon, to finish

1 Heat the olive oil in a large pot, such as a cocotte, over a medium heat. Add the carrots, fennel and radishes.

2 Season with salt and pepper then add the garlic and summer savoury. Stir well, cover with a lid and lower the heat as far as it will go. Cook for about 5 minutes or until the carrots are al dente, then remove the lid and add the baby leeks and runner beans. Stir well then add half a glass of water.

3 Replace the lid, keeping it slightly ajar at one side. Leave to cook for 3 minutes, then add the remaining vegetables. Mix well, then add another half-glass of water and replace the lid, again slightly ajar, and cook for a further 3 minutes. Remove the lid, then add the cream, butter and the herbs, swirl the pan to mix everything together (using a spoon to mix it might break up or damage the delicate vegetables), then squeeze over a little lemon juice.

4 Swirl again then serve the pot in the middle of the table.

Bruno's top tip: If you double the quantities, this dish will make a nice light main meal.

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HOBBLEDOWN

BAR of the month

Smith's

We loved Smith's in Hammersmith. A bold statement maybe, but absolutely true. Let me start at the beginning... Located in the basement of the Brook Green Hotel, this cool little cocktail spot is an 'on a need-to-know basis' kind of place, entered via an unassuming staircase and identified only by a single sign. So far, so understated. As soon as you get inside, however, you'll discover it's anything but – low lighting, velvet booths, mirrored walls – it's chic and a bit mysterious, and when you settle in to explore the drinks menu, you'll rejoice the day it opened on your doorstep.

Of the drinks we tried, stand outs were the Elderflower and Ginger Martini and the Chilli Willy, an almost-addictive vodka-based combo of passion fruit, lime juice and chilli-infused lime syrup. If you're worried about getting over enthusiastic with the drinks, fret not, as there are three platters available to provide sustenance – what better way to soak up the alcohol than a plate of cocktail sausages and maple duck wings?

✤ 170 Shepherd's Bush Road, Hammersmith W6 7PB; 020 7371 1361; smithsw6.co.uk

Smith's is 'on a need-to-know-basis' kind of place

RESTAURANT REVIEW

GOAT

It's hard to imagine a goat being hip. Go on, give it a try. Now head down to the so named bar/restaurant on Fulham Road, stay for a drink – or a bite to eat – and I dare say that you'll find the aforementioned challenge a whole lot easier.

Perhaps putting the word in capital letters, like owners Steve, Tim and Katia have done, helps. GOAT, which sits on the site of the old Goat in Boots pub, has proved incredibly popular since it opened its doors in March.

Inside, it's got industrial chic covered by way of design. Finch Interiors' handy work also manages to be glamorous and a bit kitsch at the same time. But that's enough about what it looks like. Have an aperitif, I'd recommend the rhubarb bellini, so delicious you wouldn't know it was alcoholic. The menu is New York/Italian-inspired, think pizzas and steaks, which is exactly what we ordered. I plumped for a pizza topped with GOAT's home-made bresaola, parmigiano, rocket and truffle pizza. Like all GOAT pizzas this was made in the open kitchen's woodfire-oven. The combination of rich tastes could have been overkill on the thin dough base but instead they came together wonderfully.

On the other side of the table, Stefan decided on a grilled hanger steak (making up for the cold asparagus salad he started with). Hanger steak used to be known as 'Butcher's Steak', as butchers would often keep it for themselves. GOAT's hanger was tender and as juicy as a well-done cut of beef can be. A sucker for superfluous side orders (and anything 'truffle'), we added truffles polenta chips and truffled mac and cheese to our table. To be honest, we didn't need them but I'd order them again, gratifying as they were. The same could be said for dessert, lemon meringue pie was refreshing but the peanut butter cheesecake was dreamy.

✤ 333 Fulham Road, London SW10 9QL; 020 7352 1384; goatchelsea.com

All pizzas at GOAT are cooked in the open kitchen woodfire-oven

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FASHION

THE LATEST LOOKS AND STYLE GUIDE

Image courtesy of Beautiful Bottoms

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Whether you're planning a trip to Tooting Bec Lido or somewhere slightly more exotic, slip into our swimear selection and make a splash!

FASHION

71% of readers are brand loyal to their clothes

Source: Archant Readership Focus Groups (2012) ESCP 2011Street Survey TGI

www.theresident.co.uk

THINGS WE LOVE

PRETTY PETALS
Secret Garden Millie Clutch, £395
aspinaloflondon.com

GEM OF A FIND
Shourouk Mia Earrings, £310
matchesfashion.com

TAKE A BOW
Illusive sandal, £38
office.co.uk

Chevron Cruise dress, £80,
Lauraashley.com

essential STYLE

Aztec camera

Navajo and Aztec-inspired prints can liven up bland wardrobes and they are bang on trend this summer. While we don't often advocate looking like a wigwam, zig zag styles are a must this June.

Zig Zag Ottoman coat £150, Linea at houseoffraser.co.uk

Short Dress, £14, Vero Moda at houseoffraser.co.uk

SW resident LOVES

THREE OF THE BEST... flashy fluorescents

PPB Neon Yellow Transparent Tote With Clutch Bag, £39, Pret a Portobello
pretaportobello.com

Pink neon clutch, £255, Milli Millu
millimillu.com

Hoxton Neon Satchel, £25, Accessorize
accessorize.com

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TAKING the plunge

SW Resident picks out some of this season's sassiest swimwear styles...

Now's the time to buy this summer's swimwear, and if you're stuck for inspiration, let us help you.... There's a gorgeous selection of different styles to choose from, whether you're looking for a classic swimsuit, or daring to bare in a bikini.

Prints are massive news, and range from animal-inspired (snakeskin in particular features heavily), to classic stripes and checks.

There are shapes to suit everyone – choose from high-legged and halterneck, to strapless and sassy, and achieve the ultimate bronzed goddess tan.

Pink Flamingo Bandeau Bikini, £45
laredoute.co.uk

Sailing Stripe Bikini, £35
cathkidston.com

Martini Wired Bikini Top, £19.95 and Bottoms, £15
whitestuff.com

Taj Bandeau Bikini Top, £70 and Bottoms, £55
charlottetaylor.com

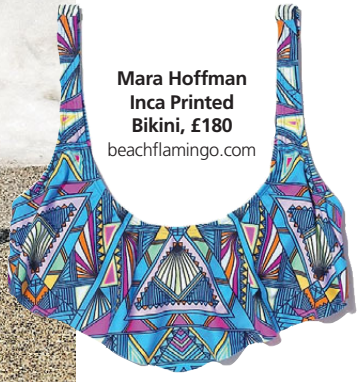
SW resident LOVES

Zimmerman Birghtside Floating Underwire One Piece, £252
beachflamingo.com

Brighton Daisy Swimsuit, £38
cathkidston.com

Black Apple Print Swimsuit with Frill, £39.50
marksandspencer.com

Iris Halterneck Tankini Top, £25 and Bottoms, £15
whitestuff.com



Mara Hoffman Inca Printed Bikini, £180
beachflamingo.com

Floral Halter Top, 39, and Bottoms, £15
monsoon.co.uk

Python Bandeau Swimsuit, £35
johnlewis.com

Frolla Horse-Print Bikini Top, £35 and Bottoms, £35
tedbaker.com

Wave silk shirt, £104
beautifulbottoms.com

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BEAUTY

GET BODY BEAUTIFUL – INSIDE AND OUT

Lush summer LOCKS

Wimbledon-based Gina Conway reveals her top tips for perfect summer hair plus three of the best self tanners to help you achieve bronzed goddess status safely

LUXE looks

Gina Conway's six steps to LUXE SUMMER LOCKS

1 Always wear a hat. The sun could actually lighten your hair two shades in one week if you have had previous colour in it.

2 Defend hair against breakage by nurturing it with weekly conditioning treatments, or highly concentrated in salon treatments to restore and renew.

3 The anti-chlorine programme: wet hair and apply deep penetrating conditioner before getting into the pool. If you don't fancy a swimming cap, try to keep hair out of water. Shampoo and condition straight away.

4 Wait until after your holiday to colour your hair if you can. You may need to refresh your colour after some fun in the sun.

5 Use a hair sunscreen that is not too oily to protect your hair all summer long. Even an hour a day needs protection, apply after styling daily.

6 Rather than blowdrying your hair so often, give it a break and try velcro rollers instead. 15 medium sized rollers will dry quickly in your hair in warmer weather. Get bouncy volume easy!

✤ Gina Conway Aveda Salons and Spas can be found at 21/23 Wimbledon Hill Road, Wimbledon SW19 7NE; 020 8090 5818 and 612 Fulham Road, Fulham SW6 5RP; 020 7731 7633 ginaconway.co.uk

EDITOR'S FAVOURITE

CELEBRATORY SCENT

Liz Earle has teamed up with French perfumer Alienor Massenet to produce a third fine fragrance, Botanical Essence No. 100. The floral scent, made from 12 botanicals, is ideal for this time of year and heralds an extra special collaboration with the RHS in celebration of the Chelsea Flower Show's centenary. Spritz and enjoy the blossoming notes.

✤ Botanical Essence No. 100, £47 for 50ml. Liz Earle, 38-39 Duke of York Square, King's Road, Sloane Square SW3 4LY; 020 7730 9191; uk.lizearle.com

CRYSTAL CLEAR

Number one on our beauty lust-list for May are the limited-edition Instant Smooth Crystal Lip Balms from Clarins. They look like lipsticks, are as transparent as a lip gloss, and moisturise like a balm. What's not to love? £18.

✤ Available at Debenhams and clarins.co.uk

3 OF THE BEST... SELF TANNERS

Invest in one of these high-quality self tanners for a streak-free summer glow without risking damage to your skin

LOVEA

This super sunless tanner is infused with conditioning plant extracts, including Tahitian Monoi oil, providing a moisturise boost for ultimate softness whilst lightly fragrancing the skin with a beautifully exotic floral scent. Lovea Organic Self-tanning Spray, £11.49 for 125ml.

✤ Available at feelunique.co.uk,

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The first in-sun collection from Crème de la Mer – The Soleil de la Mer™ Collection – is luxurious and deeply nourishing, as you'd expect. The Face and Body Gradual Tan gives skin an even, natural-looking glow while also providing long-lasting hydration. The Face and Body Gradual Tan, 200ml, £65.

✤ cremedelamer.co.uk

SENSAI

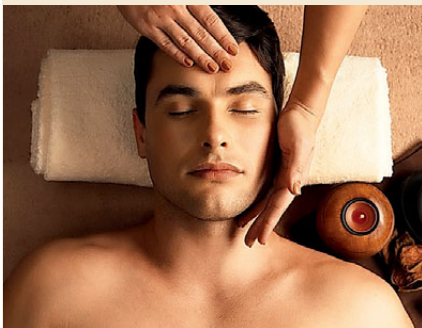
Dubbed the first anti-ageing self tanner, this revolutionary cream-gel has a refreshing summery scent and is moisturising to boot. Sensai Self Tanning For Face & Body, 150ml, £60.

✤ Available at Selfridges, Harrods and selfridges.com

MALE ORDER

Indulge in a tailor made facial at renowned male grooming institute, Hari's, for a rejuvenated, glowing look. Skin is deeply cleansed, toned and soothed, then exfoliated to minimise pores and ingrown hairs. 90 minutes, £120. Add microdermabrasion for a more thorough exfoliation and intensified results; £40 with facial.

✤ 305 Brompton Road, SW3 2DY; 020 7581 5211; harissalon.com



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The Fotona Medical Laser offers advanced care treatments with the highest level of care and affordability. Fotona have pioneered the development of medical lasers since 1964 and are considered to be world leaders in Laser technology.

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Sculpt your body slim in six weeks

Celebrity weight loss expert, Louise Parker offers weight-loss programmes with lasting results

WEIGHT LOSS EXPERT LOUISE PARKER's amazing body transformation programmes have changed the body shape of hundreds of individuals over the past 15 years. Her experience ranges from helping clients recover from long-term obesity, to taking care of some of the most beautiful bodies in the world. Her unique, flexible programmes inspire amazing results in the shortest possible time, and create habits that last a lifetime.

Louise Parker believes anyone can have a fantastic body – regardless of age, gender, body type and starting point: 'By following my methods, you really will be blown away by how you can change your body shape, overall fitness and exceed your own expectations.'

Louise has a programme to suit every goal, each combining her approach to fitness and nutrition with inspirational support to ensure you reach you goals.

Her signature programme, The Intensive is the ultimate kick-start, ensuring the best body fat reduction possible in a six-week period. This unique programme combines six hours a week of her exercise method, alongside a rigorous dietary overhaul, for a six-week period. 'Each week we train you in the comfort of your own home – bringing the gym to you and saving precious time,' says Louise. 'With our support, you simply cannot fail – clients routinely drop two dress sizes on the Intensive.'

The Intensive employs exercise and diet methods that radically shift body fat and totally re-sculpt the body, without compromising metabolism. 'It's so important to boost your metabolism so that once you have lost the weight you can easily keep it off,' she notes. 'So many diets will get the weight off but your metabolism will come to a grinding halt or they are just not sustainable.' The programmes' emphasis on resistance work and an intelligent eating plan ensure the results that clients achieve are long lasting, and, most of all, easy to maintain. 'No aspect of what we do is extreme,' she explains. 'Every element of the plan is sensible, scientific with a clear vision of longevity.'

> 'By following my methods, you will be blown away by how you can change your body shape and exceed your own expectations'

Louise Parker offers her inspired nutrition method in the Optimum Weight Loss Programme for clients who want to learn her method without personal training. 'Some clients with larger amounts of weight to lose just want to tackle the diet before they do the fitness angle – and we understand that. Others may be within close reach of their goal but frustrated that trend dieting and stubborn eating patterns are short-circuiting their exercise efforts.'

The Optimum Weight Programme supports you to your goal with a Food Plan based on your individual basal metabolic rate, lifestyle, culinary likes and teach you how to approach food forever. 'One size does not fit all – but we know what works, and ensure our methods integrate with whatever challenges you face'. Directed from the Louise Parker consulting rooms in Belgravia, the Optimum Weight Loss programmes' three phases supports clients through an intensive weight loss phase, through to maintenance where clients consolidate their weight whilst still enjoying active social lives. 'We're intent on amazing results and teaching our clients how to eat for optimum nutrition the majority of the time, but most importantly how to integrate meals out and to enjoy pleasures of food and wine without trend dieting. Our clients learn to eat intelligently – and that's a balance of fantastically healthy, simple food, but also the indulgences – true balance can be taught.'

Louise Parker programmes are suitable for anyone wanting exceptional results, in record time. Hugely popular with clients needing to be what she calls 'Red-Carpet Ready' – whether that's for a new job role, wedding or simply to feel good about getting dressed in the morning – Louise's approach provides the science and the inspiration to permanent change. The team at Louise Parker defy gimmicks, instead relying on an intelligent combination of three factors – sound and accessible nutrition, metabolic workouts and real lifestyle support – delivered in just the right combination. 'Assuming you are ready to take the first step, we will guide you to the final result. We inspire and support you to achieve goals that you never thought possible – it can be done and it starts with a little belief and a consultation.'

✤ Contact Louise and her team to find out more
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✤ For a full price list and information, please visit adelesbeauty.com, text or call 07770 367 660

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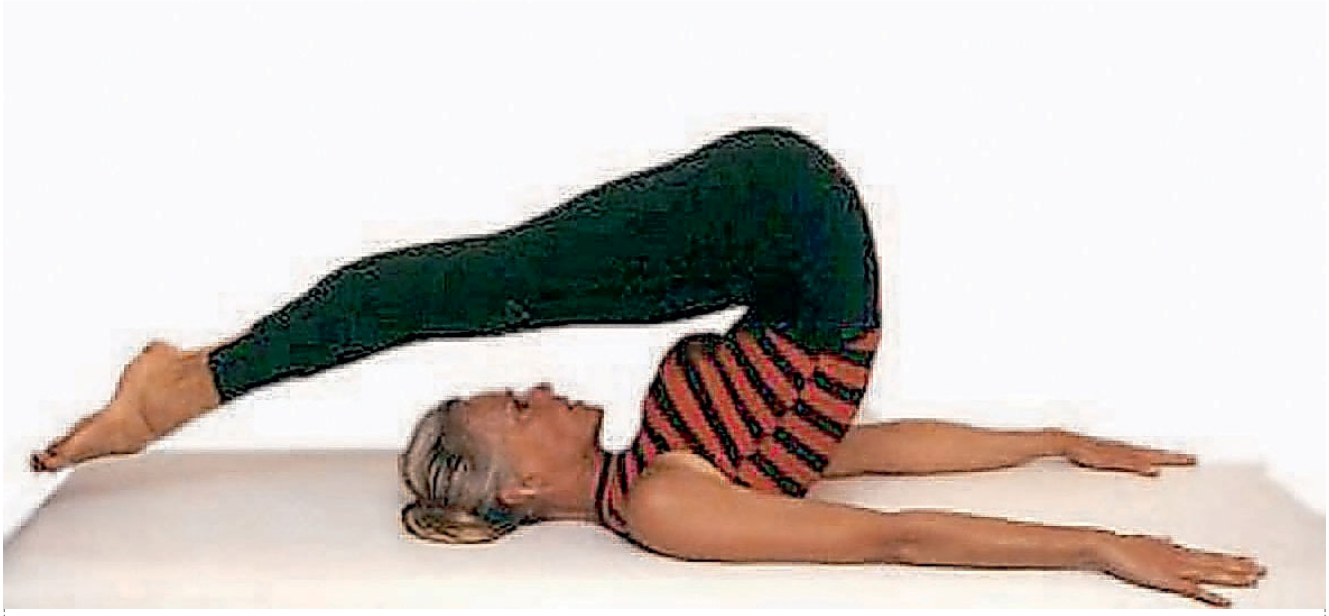

BACKLUND PILATES

Madeleine Backlund was first introduced to Pilates while living in the USA in the early 1980s. Through Pilates Madeleine developed a deeper understanding of the body and movement whilst becoming simultaneously strengthened and more balanced, both physically and mentally. These great results, combined with her feeling that the culture of modern living in terms of body awareness often neglected the many basic principles taught in Pilates, inspired her to want to teach and share the method. Her first studio in Harley Street (Harley Street Pilates) was established in 1994 and Madeleine became well known for all her remedial work, working in contact with many osteopaths and physiotherapists. Madeleine has maintained a dedicated client base, and many have been attending since she first started teaching in 1993, staying with her at her various studio locations.

✤ For more info ring the studio and pop over and have a look and a chat to Madeleine on 020 7386 7040; backlundpilates.com

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Get bikini fit in time for summer! The fabulous bootcamp range of treatments is ideal for anybody that wants to tone up, tighten skin, blitz cellulite, smooth skin and shape up in order to look good. Available now at Cosmedics Putney.

✤ For more information visit cosmedics.co.uk/mama-mio/bootcamp-treatments or call 0207 386 0464 or email info@cosmedics.co.uk

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Rachel Preston, Fulham resident.

✤ For more information on SW Yoga contact Lucy Paul on swyoga@paul.uk.com or 020 8675 8021

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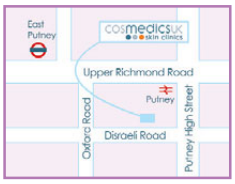

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www.horrishill.com

What is new at Horris Hill?

A 2013 is a special year for Horris Hill as it will celebrate its 125th anniversary. To mark the anniversary, Horris Hill, in Berkshire, will host a series of special events throughout the year. Here we find out more from Headmaster Mr G.F. Tollit and his talented team.

What makes Horris Hill special?
What sums up Horris Hill is what was written in a recent parent questionnaire: 'Impressive respect and friendship between boys and staff; together they make a very unique ethos. The one boarding school I would send a child to, knowing they were happy and safe.'

What type of boy thrives at Horris Hill?
Engaging, inquisitive and hardworking; will form lasting friendships here and make the most of their time at the school.

What schools do your boys go onto?
Winchester, Eton, Radley, Harrow, Marlborough, Sherborne, Wellington, Stowe. Last year we achieved academic scholarships to Winchester and Radley, and music awards/scholarships to Radley, Eton and Winchester.

What do the boys do at the weekends?
We have 70 acres, so there is plenty of the room for the boys to explore at weekends.

✤ For further details or to arrange a visit please contact Horris Hill on (01635 40594) or email Fiona_b-m@horrishill.com

MINI resident

Don't miss

St Michael's School Beach Party Summer Fete, where you'll find giant slides, bouncy castle, ANZAC BBQ, Asian food stalls, a tea tent, famous plant stalls, face painting, traditional side stall games including coconut shy, maggot racing and tombola. It promises to be a great family day out with fun for all the family.

✤ Saturday 8 June, 12pm-4pm. St Michael's School, Viewfield Road, Southfields SW18

Ultimate school visit

Thirty-five high net-worth parents from China embarked on the ultimate school visit by flying 5000 miles to tour a selection of premier British independent schools in the UK as part of a programme organised by Gabbitas, the country's leading independent education consultancy, established in 1873.

The exclusive educational tour took place between Tuesday 23 April and Saturday 27 April. During their stay, parents visited a number of top independent schools across southern England including Eton College, Caldicott School, The Dragon School, Kingswood School, Dulwich College, Whitgift School and Abingdon School. Parents met with headteachers, current pupils and staff, as well as looking around the schools themselves.

They also enjoyed the opportunity to visit other major cultural sites including Oxford University and the Roman Baths in Bath as well as some of London's leading luxury shopping establishments such as taking part in

a diamond master class at Asprey's, and VIP shopping at Selfridges, which were organised by our partner New Chapters who offer highly exclusive British cultural experiences.

In addition to the tours, parents learned from Gabbitas about the UK education system and received specific advice on choosing the right school for their child. They also had the opportunity to meet a Gabbitas Guardianship family, whose home is the spectacular Sedgwick Park House, set within 100 acres of the West Sussex countryside.

✤ For more information visit gabbitas.co.uk

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Salary will depend upon experioence and the proportion of the year to be worked (about 40 weeks) but will be equivalent to the rate for a PA to a partner in a central London law firm.

References will be essential; the school is committed to safeguarding and promoting the welfare of children, and applicants must be willing to undergo child protection screening appropiate to the post, including checks with previous employers and an enhanced check with the Disclosure and Barring Service.

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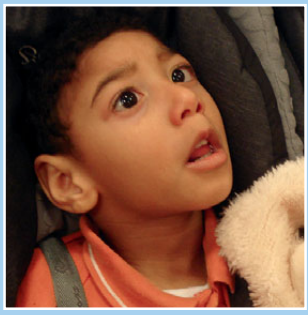

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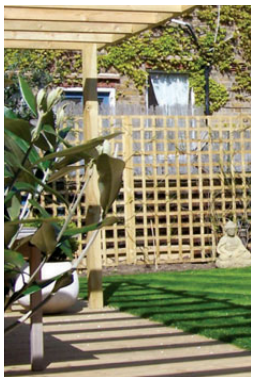

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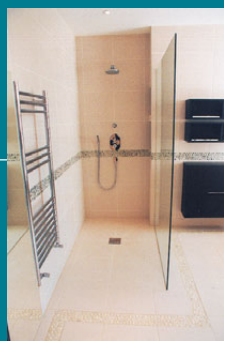

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- Five of the best: period properties available on the market
- Area focus: the spotlight on sought-after Southfields

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PROPERTY

Dramatically high ceilings give this stylish apartment the wow factor

Welcome to this month's property pages. London homes cross a wide spectrum of styles and ages, but this month I've been selecting some of the finest period properties on the market, packed full of character features with a real sense of history. I've also been exploring Southfields, discovering what 'the Grid' means and why this leafy residential area is becoming ever more popular. Plus I've gone all misty-eyed over what I regard to be the best view from any London property, from the penthouse at Trafalgar One – perhaps you know of a better view, if so do let me know.

Karen

Karen Tait, Property Editor

EDITOR'S PICK

Situated in a converted school development in the Diamond Conservation Area on Thackeray Road, this stylish split-level apartment is set over two floors and features dramatic ceiling heights with large character windows. Ideal for open-plan living and entertaining, the property has two bedrooms and a sleek modern kitchen, and benefits from access to communal gardens. Victorian Heights, SW8: £1,225,000 (Savills, 020 7938 4311)

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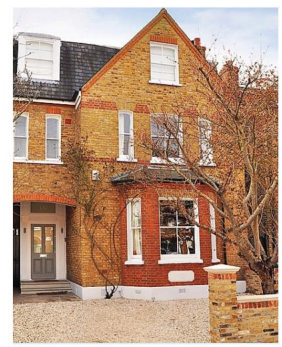

PROPERTY FRONT COVER
An extraordinary family house with one of Wandsworth's largest gardens, £3.5 million, Hamptons International, 020 7411 9965.

Square deal

The first – and only – residential address in Trafalgar Square offers arguably the best views in the capital

Taking up the top two floors of the landmark Canadian Pacific building on Trafalgar Square, the penthouse at Trafalgar One offers, as you would expect, sumptuous interior decor, but the real wow factor of this unique home are the spectacular dual aspect views.

These are especially breathtaking from the two roof terraces, which overlook Nelson's Column and the National Gallery, and across St James's Park down to Buckingham Palace.

In addition to an open-plan kitchen, dining and living area and additional reception room, there are four en-suite bedrooms, and the master bedroom also has its own walk-in dressing room with bespoke oak wardrobes.

A state-of-the-art security system and the latest in modern technology have been incorporated into the development, including direct lift access, professional lighting designs, automated blind control, wireless data distribution, acoustic technology and home automation. Residents also have access to underground parking and 24-hour porterage. The guide price for the penthouse is £16.95m.

✤ trafalgarone.co.uk

VOWEL PLAY

Streetnames starting with the letter 'U' have the highest average house price in the UK, according to analysis by Zoopla.co.uk of more than 750,000 UK streets. The average 'U' street house price is £251,307, some £25,503 more than the UK average, while the most expensive is Upper Phillimore Gardens, W8, with an average price tag of £5,740,496.

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Tired of bricks and mortar? In that case, this bespoke luxury barge (above) might float your boat. Oyster Pier is the first development of its kind, providing residents with full access to the services of the neighbouring 5-star Hotel Rafayel including room service and gym.

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Prime numbers

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London properties sold for over £5m in 2012

70%

Of London property transactions over £10m are to overseas buyers

1 in 6

Of London properties which sold for more than £5m in 2012 were newly built.

310m

The highest place to live in London (The Shard)

Source: The Candy GPS report, which focuses on the super-prime (£10m+) housing markets of London, New York, Hong Kong and Singapore

The penthouse at Trafalgar One occupies the top two floors of a landmark building on the south side of Britain's most famous square

OUR PICK OF THE BUNCH

Open Garden Squares Weekend takes place on 8-9 June, giving you the chance to visit over 200 community gardens and private squares throughout the capital. Here are some of our favourites:

1 Number 10 Downing Street will join in the fun – places on the garden tours will be allocated in a public ballot.

2 Built between 1775 and 1786, Bedford Square is London's most complete Georgian square. The elegant surrounding buildings, now mainly offices, were once fashionable townhouses and have distinctive Coade stone entrances, while the large oval garden at the centre is surrounded by iron railings and screened by encircling shrubberies and large plane trees.

3 Run by volunteers, Fulham Palace Meadows Allotments comprises 406 plots protected from development by virtue of covering an Anglo-Saxon site.

4 Gardens have been created on the decks of some of the barges at Garden Barge Square, Tower Bridge, to form an 'inside-out' floating garden square. The historic moorings date back 200 years or more.

5 The Royal Crescent gardens are part of the Norland Estate developed from around 1840 by Robert Cantwell, who laid out Royal Crescent in 1846. Two plane trees within the gardens are at least as old as the crescent buildings.

6 Although small, Lexham Gardens has won the All London Garden Square Best Garden award three times and the Brighter Kensington & Chelsea Prize eight times.

Lexham Gardens has won a host of awards

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CLUTTONS

Alderbrook Road London SW12

2 reception rooms | 5 bedrooms | 2 bathrooms | kitchen/breakfast room
garden | EPC rating D

A newly refurbished family home with side return extension which has created an open-plan family kitchen room, with double doors leading out to the garden

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CLUTTONS

Hendham Road London SW17

3 reception rooms | 4 bedrooms | 3 bathrooms | kitchen/breakfast room
off-street parking | garden | EPC rating C

A newly refurbished end of terrace house, with a full width kitchen extension and an 85ft garden with gated side access

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CLUTTONS

Sudbrooke Road London SW12

2 reception rooms | 5 bedrooms | 3 bathrooms | kitchen | conservatory
guest cloakroom | off-street parking | garden | EPC rating E

An Edwardian semi-detached house located Between the Commons, which has many retained original features and has a garden in excess of 1,200 sq ft

Offers in the region of **£2,000,000 freehold**

St Johns Hill London SW11

reception room with open-plan kitchen | 3 bedrooms | 2 bathrooms | guest cloakroom
courtyard garden | EPC rating C

A unique loft style Victorian conversion set on the ground floor with vaulted ceiling and sliding glass doors leading onto a south-facing, walled courtyard

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CLUTTONS

Grandison Road London SW11

reception room with open-plan kitchen | 3 bedrooms | 2 bathrooms
EPC rating D

An upper maisonette within a Victorian terraced conversion, finished to a high quality throughout and located Between the Commons

Guide price **£765,000 share of freehold**

Kelmscott Road London SW11

reception room | 3 bedrooms | 2 bathrooms | kitchen
EPC rating E

An upper maisonette presented in good decorative order, located within close proximity to sought after local schools and the Northcote Road

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Falcon Wharf London SW11

reception room with open-plan kitchen | 2 bedrooms | 2 bathrooms
parking | winter garden | EPC rating B

A fourth floor apartment, approx. 905 sq ft, with direct river views, concierge and access to the hotel facilities

Guide price **£725,000 leasehold**

Bolingbroke Grove London SW11

reception room | 2 bedrooms | 2 bathrooms | kitchen | private parking
garden | EPC rating D

An end of terrace garden flat set within a Victoria conversion on a highly sought after road Between the Commons

Guide price **£675,000 leasehold**

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Lavender Sweep London SW11

2 reception rooms | 2 bedrooms | 2 bathrooms | kitchen | utility room
garden | EPC rating E

A Victorian garden flat, approx. 999 sq ft, arranged over two floors within a terraced property with retained period features

Guide price **£675,000 share of freehold**

Verdon Cottages London SW11

reception room | 3 bedrooms | 2 bathrooms | kitchen | garden
EPC rating B

A contemporary house arranged over three floors with a south-facing garden, located Between the Commons

Guide price **£635,000 freehold**

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Wandle Road London SW17

double reception room | 6 bedrooms | 3 bathrooms | kitchen/family room | cinema room
2 off-street parking bays | 77ft garden | self contained flat | EPC rating E

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CLUTTONS

Clapham Common London SW4

reception room with open-plan kitchen and dining room
3 bedrooms | 3 bathrooms | private terrace | EPC rating B

A garden flat located opposite Clapham Common, moments from Clapham Common underground station

Unfurnished **£715 per week**

Clapham Common London SW4

reception room with open-plan kitchen | 2 bedrooms
2 bathrooms | communal garden | EPC rating B

A raised ground floor apartment in excess of 1,400 sq ft, located moments from Clapham Old Town

Unfurnished **£700 per week**

Clapham Common London SW4

reception room with open-plan kitchen | 2 bedrooms
2 bathrooms | communal garden | EPC rating B

A split-level apartment situated on the fourth floor of a Grade II Listed building overlooking Clapham Common

Unfurnished **£650 per week**

Chohole Gate Lodge London SW15

reception room | 3 bedrooms | 2 bathrooms | kitchen
private parking | garden | EPC rating E

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The Gables, SW4 £625,000 Leasehold
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Wandsworth Road, SW8 £325,000 Leasehold
A new conversion of a superb apartment in this striking period building.
EPC:C

Crescent Lane, SW4 £1,450,000 Freehold
This wonderful Victorian house has been refurbished to a very high finish and offers superb living space stretching to over 2,500 sq.ft. **EPC:E**

Elms Crescent, SW4 £1,650,000 Freehold
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Narbonne Avenue, SW4 £1,300,000 Freehold
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Lynette Avenue, SW4 £1,400,000 Freehold
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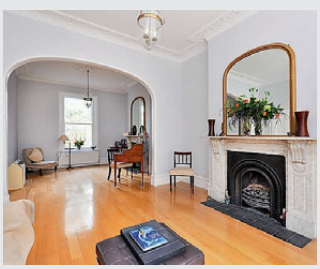
Rodenhurst Road, SW4 £1,450,000 Freehold
A substantial family home which is presented in good condition with off road parking, side access and a 54' garden. **EPC:E**



Lillieshall Road, SW4 £2,000,000 Freehold
An exciting opportunity to purchase this family house in one of the most sought after roads in Clapham Old Town, boasting 97ft garden. **EPC:E**

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Holm Oak Mews, SW4 £695,000 Freehold
This modern three bedroom property has the benefit of a quiet location, off street parking and a private rear patio garden.
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Welmar Mews, SW4 £385,000 Leasehold
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The Library Building, SW4 £495 per week
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Larkhall Rise, SW4 £2,000 per week
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Lydon Road, SW4 £870 per week
A beautiful five bedroom family home which offers a large double reception room, three bathrooms and a wonderful eat-in-kitchen. **EPC:D**

Narbonne Avenue, SW4 £900 per week
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Ramsden Road, SW12 £2,300,000 Freehold
A beautifully presented and architect designed family home extending to over 3,100 sq. ft. **EPC:E**

Gaskarth Road, SW12 £925,000 Freehold
An architect designed three bedroom Victorian house with a fantastic extended kitchen/dining room. **EPC:E**

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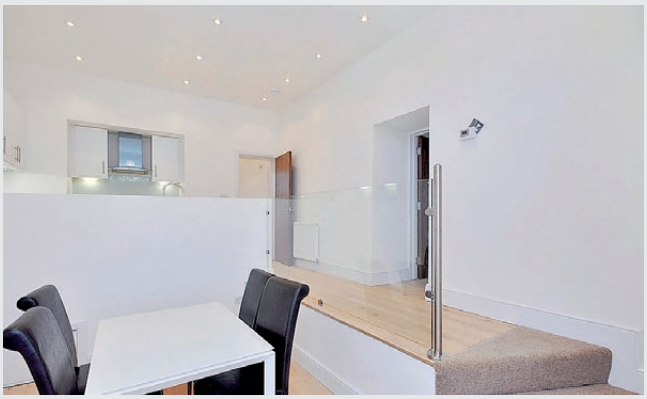
HAMPTONS INTERNATIONAL

Ormeley Road, SW12 £450 per week Furnished
A fantastic two bedroom Victorian garden flat in the heart of Balham. **EPC:D**

Temperley Road, SW12 £385 per week Furnished
A spacious two bedroom apartment within the Denning Mews development. **EPC:C**



Sternhold Avenue, SW2 £365 per week Furnished
Brand new refurbished two bedroom garden flat. **EPC:C**

Ipsus07, SW12 £550 per week Furnished
Two bedroom apartment within the iconic Ipsus07 development moments from Clapham South. **EPC:B**

Clapham Common South Sidem, SW4 £365 per week Furnished
One bedroom furnished apartment with parking. **EPC:C**

Henry Tate Mews, SW16 £460 per week Furnished/Unfurnished
A beautiful four bedroom town house set in a popular gated development. **EPC:D**

Balham Office
Lettings. 020 3285 7745 | balhamlettings@hamptons-int.com

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Hendham Road, SW17 £3,500,000 Freehold
An extraordinary family house with one of Wandsworth's largest gardens. Hidden behind a Victorian link detached house with off street parking for two cars, can be found an immaculate property extending to just shy of 4,000 sqft. This wonderful home also includes a separate coach and summer house. **EPC:E**

Wandle Road, SW17 £1,800,000 Freehold
A highly unusual three bedroom detached house set in a good sized garden and with the additional benefit of off street parking. Ideal for downsizers or buyers looking for lateral space, this unique home extends to almost 1,750sqft, has high ceilings, and would be fabulous for entertaining. **EPC:D**

Battersea Office
Sales. 020 7924 2170 | battersea@hamptons-int.com

HAMPTONS INTERNATIONAL

Lindore Road, SW11 £985 per week Unfurnished
A wonderful, spacious family home situated in a fantastic location between the commons. Boasting 5 to 6 bedrooms, separate study, double reception and kitchen/dining room. **EPC:C**

Lumiere Apartments, SW11 £350 per week Furnished
A great one bedroom apartment on the third floor of this extremely popular modern development, with open plan kitchen reception, balcony and spacious double bedroom. **EPC:B**

Battersea Office
Lettings. 020 7924 2998 | battersealettings@hamptons-int.com

Available on the App Store

Roehampton Lane, SW15

A two bedroom apartment located within the brand new Emerald Square development. The apartment comprises of a lovely open plan kitchen and reception room with doors leading out onto a private patio area, master bedroom with built-in wardrobes and an en suite shower room, further double bedroom and a large family bathroom. **EPC:B**

£1,600 PCM Unfurnished

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- *2 Bathrooms*
- *Bicycle Shed*
- *Communal Garden*
- *Patio*
- *Underground Parking*

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BRONZE Jacksons Wimbledon

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5 of the BEST...

PERIOD HOMES

Offering character features and a sense of history, these south-west London period homes are ideal for family living and entertaining

VICTORIAN TERRACE

Louisville Road, SW17 £1,495,000

This Victorian terraced house offers five double bedrooms, reception room with fireplace and original stained glass windows, converted basement and extended kitchen which opens onto the 50ft garden.

✣ Douglas & Gordon, 020 8673 0191

TOAST OF THE TOWN

Nicosia Road, SW18 £2,950,000

Set within the sought-after 'Toast Rack' area, close to Wandsworth Common, this five-bedroom family home features a kitchen/dining/living room with three sets of French doors leading onto the garden.

✣ John D. Wood, 020 8871 3033

CONVERTED COACH HOUSE

Southbank Cottage, SW20 £2,550,00

On Crescent Road, this four/five-bedroom converted Victorian coach house and stables is set behind large wooden gates within a landscaped garden. The refurbished property offers a sense of tradition alongside modern living.

✣ Savills, 020 8971 8111

A-Z ADDRESS

Doneraile Street, SW6 £2,750,000

This semi-detached four/five-bedroom house is located on one of the most popular 'Alphabet Streets' of Fulham, and benefits from a stunning drawing room with doors onto the 47ft south-facing garden.

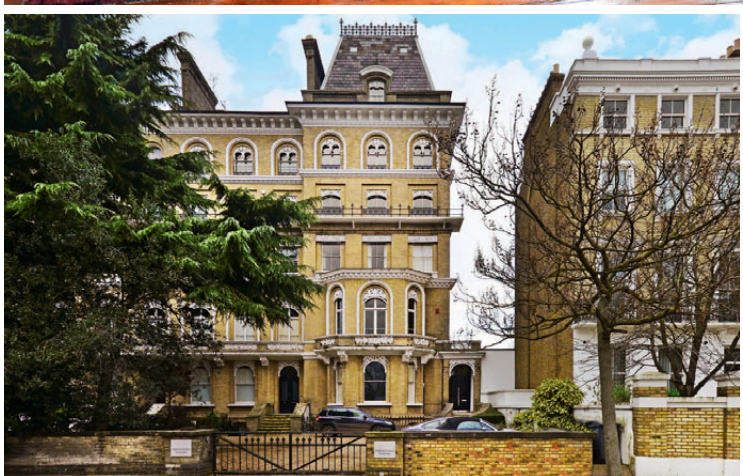
✣ Strutt & Parker, 020 7731 7100

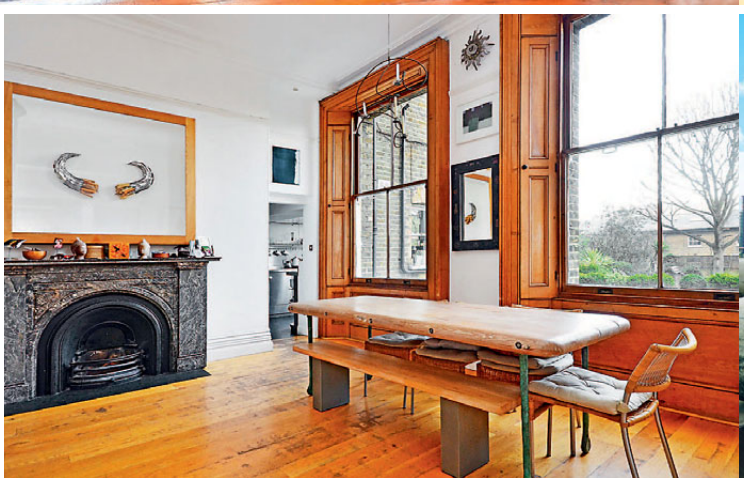
ARTS AND CRAFTS

St Mary's Grove, SW13 £5,500,000

This unique seven-bedroom property has Arts and Crafts character that will appeal to lovers of period architecture, while the swimming pool and playground in the large garden plus Barnes Common close by make it ideal for families.

❖ Crayson, 020 7221 1117





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Exquisite abode

Clapham Common North Side, Clapham, SW4

Deluxe interiors complement a premier position

Set within a magnificent Grade II listed building near the amenities on stylish Northcote Road, this expansive three bedroomed period house boasts ornate fittings throughout, a vast reception room overlooking Clapham Common, a bright kitchen adjoined to a roof terrace and a pretty garden. EPC:D60

£2,200,000
Share of f/hld

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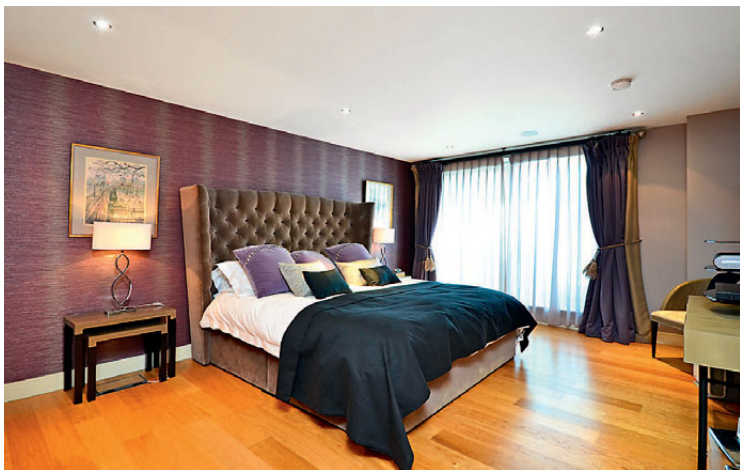

Prime panorama

Bespoke details accompany an enviable setting

Providing spectacular views from its generous roof terrace and a popular setting near King's Road, this outstanding three bedroomed penthouse apartment offers a bright reception room with a fabulous bar area, a sizeable kitchen, underfloor heating, a 24-hour concierge and underground parking.

Lensbury Avenue,
Imperial Wharf, SW6

£4,750,000
L/hld

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Riverside Quarter, Wandsworth, SW18

This stunning five bedroomed floating home is moored in popular Riverside Quarter and offers over 2.500 sq ft of luxury living space.

£2,250,000
Houseboat

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Fulham Palace Road, Bishop's Park, SW6

This beautifully refurbished four bedroomed house benefits from generous living and entertaining space with period features and a large rear garden. EPC: D60

£1,795,000
F/hld

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Rastell Avenue, Telford Park, SW2

Providing lovely views over the open spaces of Tooting Bec Common, this stunning five bedroomed Victorian House benefits from beautifully presented accommodation over three floors and a private rear garden. EPC: E49

£1,595,000 F/hld

Balham Office
020 8772 8000
Foxtons.co.uk/12581139

Orbel Street, The Sisters, SW11

Tucked away on a peaceful tree-lined street in The Sisters, this three bedroomed house offers elegant and beautifully presented living space flooded with natural light. EPC: E44

£1,215,000 F/hld

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" OUR PROPERTY WAS SOLD OVER THE ASKING PRICE AFTER RECEIVING MULTIPLE OFFERS"

Blytheswood Place, SW16

" I WAS DELIGHTED WHEN MY FLAT WAS SOLD WITHIN A FEW WEEKS OF MARKETING"

Bassett House, SW17

" OUR PROPERTY WAS LET WITHIN ONE WEEK OF COMING TO THE MARKET"

Lifford Street, SW15

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Dagnan Road, SW12

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Within the GRID

As well as offering more value for money than many parts of south-west London, Southfields has become a popular area in its own right

One of the last areas of south-west London to become residential (it was still green fields in the latter part of the 19th century), and for a long time a working class district, Southfields has really come into its own over the past few years, becoming increasingly gentrified and sought after by buyers and tenants alike.

'Over the years, demand to live in Southfields has increased, especially from buyers looking for more for their money,' comments Maddie Miller of Douglas & Gordon, 'it has become a well-established area in its own right'.

Jennifer Young-Thompson of Kinleigh Folkard & Hayward concurs. 'Over the last five years, Southfields has become a destination and not a second choice for buyers,' she says. 'Previously, buyers would stretch their search from more expensive neighbouring areas such as Putney and Wimbledon to what was seen as a less desirable but cheaper area and that was usually Southfields.

'It has developed into a strong, community-led area and the high street not only offers more variety but has well-known names such as Starbucks and Sainsbury's along with smaller, independent shops and restaurants.'

TYPICAL PRICES:
From one-bedroom flats for £200,000 up to good quality larger family homes for £1,500,000

TYPICAL RENTS:
One-bed flats from around £1,100pm, four-bed houses from around £2,300pm

WHO BUYS/RENTS HERE:
Families, young professionals and investors. People seeking more space for their money than neighbouring areas

Southfields has that winning combination of local amenities that appeal to both the family market and young professionals – namely, attractive period homes (mainly Edwardian and Victorian, often with large gardens) as well as modern flats, green spaces (Wimbledon Park and Common), good schools, independent shops and easy transport links into London (Southfields is on the District Line and Earlsfield overland station is close by), plus that all-important village atmosphere. What's more, prices are more affordable than nearby areas such as Fulham, Clapham, Wimbledon, Putney and Battersea,

'The market continues to grow thanks to activity from the young family, investor and young professional market,' says Sharon Byrne of John D Wood.

When it comes to where to buy or rent, the area known as the 'Grid' is the popular choice, running south from Replingham Road to Revelstoke Road.

'Houses here can reach approximately £625-£650 per square foot', says Maddie Miller. 'Prime Southfields prices have risen by 20% over the past 12-18 months

PROPERTY TO BUY IN SOUTHFIELDS

In the heart of the Grid, this four-bedroom family home on Engadine Street has been completely refurbished, combining period features with open-plan living: £1,000,000 (Douglas & Gordon, 020 8874 8822)

Located on Combemartin Road, one of Southfields' premier roads, this contemporary, four-bedroom family home comes with a 115ft south-facing garden: £1,500,000 (John D Wood, 020 8870 8811)

Wimbledon Park Golf course

and fully extended Grid houses are now reaching £1,000,000.'

She adds that more affordable homes can be found on the edge of the Grid, around Standen Road, Longfield Street and Balvernie Grove, where prices are around £550 per square foot.

Jennifer Young-Thompson reports that 'quality houses on the Grid are selling well in excess of 2007 peaks', making a comparison between extended four-bedroom terraced houses priced at around £750,000-£800,000 in 2007, now selling for £850,000-£900,000.

Quality houses on the ever-popular 'Grid' are selling well in excess of 2007 peak prices

Elsewhere in Southfields, Sharon Byrne says families and investors are drawn to the larger semi-detached and detached homes close to Wimbledon Park and West Hill, with views of the golf course and All England Lawn Tennis Club, while purpose-built blocks close to the Tube station and Wimbledon Park Road are ideal for buy-to-lets.

The lettings market has been busy so far this year, with tenants outnumbering stock, reports Nicola Clark of John D. Wood. She notes that tenants are well-informed and hence are less flexible on prices, taking into account the rising costs of running a home.

'They're also happy to agree to longer tenancy agreements,' she adds. 'These tenants treat their properties like they would a home of their own.' ●

This wider style five-bedroom Grid house with landscaped garden on Heythorp Street has been sympathetically extended to provide a blend of modern finish and period charm: £975,000 (KFH, 020 8871 9655)

Set in the leafy Sutherland Grove Conservation Area, this Arts and Crafts 1930s home has three good sized reception rooms, five bedrooms, three bathrooms and a secluded garden: £1,850,000 (Haart, 020 8789 6600)

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Photograph taken at the Grosvenor Show Home, London Square Wimbledon Village. Details and prices are correct at time of going to press.

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- Five reception rooms, large family kitchen with vaulted ceilings
- Master bedroom suite with five further bedrooms and three further bathrooms
- Separate garage block with a one bedroom flat above
- Approximately 5,564 sq.ft. (516 sq.m.) of internal space in total
- Swimming pool with adjacent pool room
- Formal gardens, large paddock with pond, second paddock, bluebell woodland and stream
- In all approximately 17.1 acres
- The formal gardens around the house have been fenced-in with child safety in mind

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AGENT SPEAKS

Passion for property

Garry Hawkins, Manager, John Dean & Co on Balham High Road

How did you start out in property?
I wanted to be a chartered surveyor and thought it a good idea to have some experience with property before committing to years of study, so I took a job as an office junior/trainee negotiator with a small independent agent in Wandsworth. After about a year I decided to make a career out of being an estate agent. I loved matching people to property and all the negotiation that goes with it. It also inspired my passion for renovating Victorian properties before it became popular on television.

What is Balham's special appeal?
Balham has such an appeal to so many age groups with good schools, three commons (Tooting Bec, Clapham and Wandsworth), great transport links, a wide choice of good restaurants and shops all easily accessible as well as a fantastic variety of property. Any buyer with a desire to live in a popular part of London will find it hard to beat the selection of properties available in Balham, with secure purpose-built blocks, Victorian conversions, solid purpose-built maisonettes, little cottages and beautiful mansions.

When is the best time of year to sell or let a property?
Historically Spring has inspired people to move because as the weather generally improves and the evenings stay lighter longer, buyers feel more motivated and have more time to look at property in a better frame of mind. Gone are the dark days of winter and plans are made to be in a new property by Summer.

What is your favourite book?
The book that stands out for me is *Pillars of the Earth* by Ken Follett. It has war, religious strife and power struggles between good and evil set in twelfth-century England. A stone mason becomes the architect of a Gothic cathedral with a passion for making it the greatest the world has ever seen and tradesmen pass their skills on to their sons knowing they will never see the building completed in their lifetime. You can get lost in the story.

> My proudest achievement is adopting my daughter from an orphanage in St Petesburg, Russia

What is your favourite holiday destination?
My wife and I have travelled a fair amount over the years but what has become important to us for a holiday is the time taken to get from A to B. Cephalonia is a stress-free Greek island only a few hours away. We go to the south of the Island, Skala, which is unspoilt but has so many good restaurants I have to diet on returning home. If you want a relaxing holiday with guaranteed good weather, you can't beat a Greek island.

What achievement are you most proud of?
My proudest achievement is adopting my daughter from an orphanage in St Petersburg, Russia just under two years ago. You would not believe how much red tape and obstacles we had to overcome but it has all been so worth it. She is three and a half and beautiful, just writing about her has put a smile on my face. My wife and I still can't believe we did it.

Hildreth Street Market thrives on weekends in the ever-popular Balham, which also benefits from its proximity to Tooting Bec, Clapham and Wandsworth Commons

✤ John Dean & Co, 189 Balham High Road, Balham SW12 9BA; sales: 020 8673 8855; lettings: 020 8675 0116; johndean.co.uk

Clapham Park, SW2
From £650,000

Clapham Park Mews is a stunning new development of four, four bedroom homes situated within a private, gated road. Each property is being finished to an exceptionally high standard and benefits from a private rear garden as well as off street parking, a 10 year building warranty and is due for completion Summer 2013.

New Homes **0870 600 3690**

Clapham High Street, SW4
From £560,000 / £675,000

A new development of exceptionally spacious 2 and 3 bedroom apartments, located in the heart of Clapham High Street being finished to a very high specification with most apartments also benefitting from either a private balcony or terrace. All apartments will be sold with a 10 year Build Zone building warranty and completion due Q3 2013.

New Homes **0870 600 3690**

lauristons

Vauxhall, SW8
From £330,000 / £460,000

The last few remaining units at Stewart's Lodge, by award winning developers Henley Homes, is perfectly located to suit the needs of anyone requiring quick access to Central London and is adjacent to the Vauxhall, Nine Elms and Battersea regeneration area. Completion Due February 2014.

New Homes **0870 600 3690**

Battersea, SW11
From £460,000

The Sesame Apartments is a new development by the Thornsett Group consisting of one and two bedroom luxury apartments, situated close to the Thames and within walking distance of Clapham Junction train station. Some apartments will also benefit from private balconies and sky deck roof gardens. Completions due February 2014.

New Homes **0870 600 3690**

Local. Trusted. Recommended.

Churchfield Mansions, SW6
£595,000

A delightful two double bedroom first floor apartment situated within this desirable red bricked mansion block, located moments from Parsons Green and only 0.3 miles from the district line tube. Boasting ample accommodation this well presented property enjoys a large eat in kitchen, a separate living room and a lease in excess of 100 years. EPC EER D

Battersea Sales **020 7978 5800**

Larkhall Rise, SW4
£8,667 pcm

This six double bedroom Victorian home is fortunate enough to have retained all of its original period features. Newly renovated, finished with no expense spared, this property is of the highest standard. The accommodation is laid out over five floors with over 3000sq ft of internal floor space, with six bedrooms, four bathrooms, a huge double reception room. EPC EER D

Battersea Lettings **020 7978 5800**

Fieldhouse Road, SW12
£489,000

A delightful two double bedroom period garden maisonette located in the sought after Hyde Farm area of Balham, only 0.6 miles from the Balham BR and Northern line tube station. This light and airy property enjoys a share of freehold, a private section of rear garden and ample living space, with both a large kitchen/ dining room and a spacious bay fronted living room. EPC EER D

Balham Sales **020 8772 9373**

Cornford Grove, SW12
£1,900 pcm

A spacious and modern lower ground floor victorian conversion flat in the heart of Balham. Recently renovated and packed with original features and benefiting from a private landscaped garden as well as off street parking, the property also boasts a separate kitchen and two large double bedrooms. The bars, cafes, restaurants and transport links are only moments away. EPC EER C

Balham Lettings **020 8772 9373**

Local. Trusted. Recommended.

Quicks Road, SW19
£775,000

A very well presented four bedroom loft converted Victorian bay fronted terrace house situated within the "Battles" area of Wimbledon. Open plan lounge/dining room, kitchen/ breakfast room, four double bedrooms, two with en-suite shower rooms, family bathroom and a fully enclosed rear garden. Located within 0.4 of a mile from South Wimbledon tube. EPC EER D

Wimbledon Sales **020 8946 9468**

Cliveden Road, SW19
£3,000 pcm

This gorgeous four bedroom terraced house offers bright and spacious living and entertaining accommodation, with stylish neutral décor throughout. Arranged over three floors, the property also comprises, modern kitchen/dining room with granite work tops and direct access to garden, four generous double bedrooms and a contemporary bathroom with separate shower and en-suite. EPC EER D

Wimbledon Lettings **020 8405 5340**

West Hill, SW18
£849,950

A charming and truly unique two bedroom Coach House presented in good decorative order with accommodation spread over two floors and a secluded rear garden. The Coach House is situated within a large plot on West Hill and enjoys seclusion being set back from the road. Situated within 0.5 miles of the amenities of Putney in addition to East Putney district line tube station. EPC EER D

Putney Sales **020 8780 8780**

Schubert Road, SW15
£2,595 pcm

Comprised over two floors, the property offers a large reception with dining area, a spacious fully-fitted eat-in kitchen, a master bedroom with private en-suite and Juliet balcony. In addition two further double bedrooms, an ad-hock storage/study room and a family bathroom. Finally the property offers ample storage throughout and is located within the Wandsworth Council Tax Band. EPC ERR C

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Wimbledon Village 020 8947 9833

An attractive period residence in one of Wimbledon Village's most sought after roads
Wimbledon Village **PRICE ON APPLICATION**

6 bedrooms ■ 4 bath/shower rooms ■ gated drive ■ garden with heated pool ■ garaging ■ EER/E

A beautiful late 19th century residence in one of Wimbledon Village's most sought after roads
Wimbledon Village **PRICE ON APPLICATION**

7/8 bedrooms ■ 5 bath/shower rooms ■ 3 receptions ■ wonderful garden ■ gated drive ■ garage ■ ER/E

A completely refurbished and beautifully presented period house in the heart of the Village
Wimbledon Village **£5,175,000**

6 bedrooms ■ 4 bath/shower rooms ■ landscaped gardens ■ heated swimming pool ■ parking ■ EER/C

A delightful and charming family house with potential in a picturesque Village setting
Wimbledon Village **£4,000,000**

6 bedrooms ■ 3 bathrooms ■ loft space suitable for conversion ■ garage ■ mature gardens ■ EER/F

A large detached house, currently 3 flats with permission to restore to a single dwelling with
Wimbledon **£3,250,000**

7 bedrooms ■ 4 bathrooms ■ kitchen/dining room ■ cinema room ■ southerly garden ■ garage ■ drive

In a unique semi-rural location next to the Common and the Royal Wimbledon Golf Course
Wimbledon Common **£3,450,000**

7 bedrooms ■ 6 bathrooms ■ super kitchen ■ southerly garden ■ garage ■ space to extend to the side

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An idyllic setting in a private gated development

Wimbledon Common **£10,000 pcm**

7 bedrooms ■ 6 baths ■ 4 reception rooms ■ kitchen family room ■ garden ■ garage ■ EER/C

Located in a popular residential road a beautifully presented family house

West Wimbledon **£5,900 pcm**

6 bedrooms ■ 3 bathrooms ■ 3 reception rooms ■ kitchen breakfast room ■ garden ■ EER/TBC

A contemporary family home with swimming pool and summer house

West Wimbledon **£5,000 pcm**

4 bedrooms ■ 2 bathrooms ■ 2 reception rooms ■ kitchen breakfast room ■ garden ■ EER/E

Situated in a much sought after development a well presented Townhouse

Wimbledon **£4,000 pcm**

3 bedrooms ■ 3 bathrooms ■ 2 reception rooms ■ kitchen ■ garden ■ garage ■ OSP ■ EER/D

A smart Contemporary 2nd Floor Apartment minutes from Wimbledon Station

Wimbledon Hill **£2,400 pcm**

2 bedrooms ■ 2 bathrooms ■ open plan kitchen reception room ■ communal garden ■ EER/C

A stylish 2nd floor apartment in located in a period property opposite the Common

Westside Common **£1,700 pcm**

1 bedroom ■ bathroom ■ reception room ■ fitted kitchen ■ communal garden ■ OSP ■ EER/E

Wimbledon Village 020 8879 9669

Agency NEWS

Mortgage market trends, new office openings and the 'Waitrose' effect

JULIAN HILL ON MORTGAGE TRENDS

London property prices have risen in the first part of 2013 and this has reflected mortgage availability. This has benefitted from Government initiatives and the continuation in the low interest policy of the Bank of England. There is competition from the lenders lowering interest rates and reducing the deposits required. The Government's Help to Buy schemes are an 'equity loan' of up to 20% of your property, which became available in April and a 'mortgage guarantee' that will be available in January 2014 benefitting home buyers with smaller deposits. The 'equity loan' scheme is currently only available on new properties. It is worthwhile exploring these schemes with your professional mortgage advisor.

✣ Julian Hill is a director of Elysian Finance

25%

A local Waitrose store comes with a 25% higher house price tag, according to new analysis from international real estate adviser, Savills

AUCTION HOUSE'S NEW UK HEAD OF SALES

Martin Cunningham has 27 years' experience in the property industry – including time as a financial advisor, an estate agent within Countrywide's Abbotts and Bairstow Eves brands, CEO of Norfolk and North Suffolk's Howards Estate Agents and Commercial Director with Archant Community Media's Homes24 property portal. His role at Auction House will be to manage and build the company's central lot accounts working with receivers, lenders, asset managers and Housing Associations, as well as assisting with the development of the business.

✣ For more information, go to auctionhouse.uk.net

KFH expands its presence to Raynes Park

Kinleigh Folkard & Hayward, one of London's largest independent estate agents with more than 50 branches across the Capital, is pleased to announce the opening of three new branches. The new West and South West London located offices are in Holland Park, Brook Green and Raynes Park, and form part of the Group's expansion plans to open an additional twenty branches over the next five years. The expansion plans have already seen six new branches open since 2010 while an additional three are scheduled to open before the end of 2013.

The Raynes Park branch serves both the sales and lettings markets and is managed by Sales Manager, Stewart Fisher and Lettings Manager, Samantha Allen. It is situated directly outside Raynes Park station on the bustling Coombe Lane, and covers an area in and around Coombe Lane, Grand Drive and the Twelve Apostles.

✣ KFH Raynes Park, Raynes Park Station, Coombe Lane, London, SW20 0JY; Sales: 020 3542 2000; Lettings: 020 3542 2010; sales: srp@kfh.co.uk or lettings: lrp@kfh.co.uk

South West London estate agents expand

Established in SW London for 19 years, Lauristons have just set off on the first phase of their planned acquisition trail in 2013, having just bought I-Manage Property of Wimbledon, a family-run Lettings, Property Management and Block management business. This is the first in a number of acquisitions planned according to Steve Truman, Lauristons Managing Director: 'We've made no secret of the fact that we're keen to develop a two-pronged acquisition programme where we are looking to acquire lettings businesses in our current locations.'

✣ For more information on Lauristons or to browse their properties visit lauristons.com

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With 50 branches across the Capital and over 35 years' London property experience, we are perfectly placed to help with all your property needs.

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Chartered Surveyors

Block Management

Commercial Property

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON

Putney Bridge Road, Putney, SW15
£1,650,000
Freehold

Putney Hill 020 8780 0033
Email sph@kfh.co.uk

This spacious and grand Victorian house is full of period charm and comprises four/five bedrooms, good sized garden, roof terrace, a self contained flat and the potential to extend subject to planning consents.

- Four/five bedrooms
- Two reception rooms
- 29ft kitchen/family room
- 58ft garden
- 25ft roof terrace
- 2,644 sq ft
- Self contained flat
- Central Putney location
- EPC rating E

Kings Avenue, Clapham, SW12 £1,150,000

Extending over 3,300 sq ft is this beautifully refurbished seven bedroom detached family home with a 28ft extended kitchen/diner. Benefiting from secure off street parking and a spacious studio to the rear of the garden. Freehold. EPC rating E.

Clapham 020 8675 5436
Email scs@kfh.co.uk

Chestnut Grove, Balham, SW12 £995,000

An outstanding four bedroom family house offering over 1,800 sq ft of immaculately presented accommodation arranged over three floors. Comprising a lovely reception room, utility room, stunning extended kitchen/family room, two bathrooms and a fantastic rear garden. Freehold. EPC rating C.

Balham 020 8675 1123
Email sba@kfh.co.uk

Valiant House, Battersea, SW11 £750,000

A stunning and well presented two bedroom apartment with superb direct river views and benefitting from allocated parking. Situated in a highly desirable gated development moments from Battersea Square and offering easy access to the Kings Road. Shared freehold. EPC rating C.

Battersea Park 020 7924 1944
Email sbp@kfh.co.uk

Cautley Avenue, Clapham, SW4 £3,012 pcm

A particularly spacious four bedroom split level property moments from Clapham Common and Abbeville Village. The property is ideal for professional sharers and is available immediately. Furnished. EPC rating D.

Balham 020 8675 3639
Email lbc@kfh.co.uk

Lillie Road Fulham, SW6 £2,058 pcm

A newly refurbished two bedroom, two bathroom split level flat with a sunny roof terrace and own private entrance. Located on the ever popular Lillie Road. Furnished. EPC rating C.

Fulham 020 7736 6737
Email lfb@kfh.co.uk

West Hill, Putney, SW15 £3,700 pcm

A fantastic two bedroom flat in Putney, offering spacious living accommodation, immaculately presented throughout and benefitting from a beautiful large mature garden. Furnished. EPC rating C.

Putney Hill 020 8785 3433
Email lph@kfh.co.uk

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Two and Three Bedroom Prime South West London Apartments* from £500,000 to £1,300,000 with gym and pool attached.

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savills

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020 8877 2000
Sales Gallery, Milliners House, Eastfields Avenue, SW18 1LP

www.riversidequarter.com

*Penthouses on application

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Streatham
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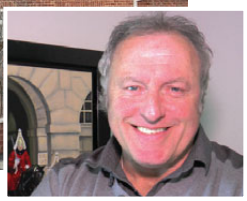


Bill Hurley
"The first time I walked in to haart I found it very helpful and very cheerful. haart were very professional, very sincere and very friendly"

Scott Seaman-Digby
"I would totally recommend them as estate agents. In a market still full of people promising the earth to get you on the books, haart were open, honest and did exactly what they said they would do."

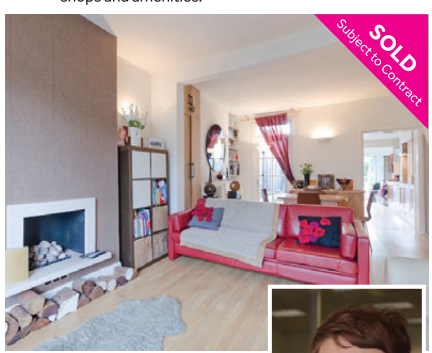
Hollies Way, Streatham
A rare three bed bungalow situated in close proximity to the amenities of Balham.

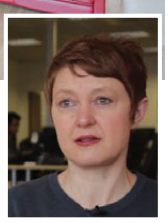
Madeira Road, Streatham
Set on the top floor of this fine example of Victorian house, this 3 bedroom flat has been completely refurbished through out and offers light and airy rooms. Retaining some period features, this stunning flat mixes new with old.

Leigham Court Road, Streatham
An ideal opportunity for first time buyers and investors alike, this refurbished 2 double bedroom top floor apartment set in an imposing building within 300 yards of Streatham Hill train station, shops and amenities.

The Perfect 'Chefs' Kitchen
A lovely, light, spacious and modern three bedroom semi detached home, tucked away in a quiet street in a popular location.

Mitel Patel
"My experience of dealing with haart was amazing. Their communication levels were excellent, we always knew where we were and they achieved an excellent above market value for my property."





Maria Simons
"I came to haart because I was very impressed with their expertise and their knowledge of the area. Everyone was very professional and helpful, I had every confidence that they would do the best job of selling my house"

haart

Streatham Sales
020 8769 7711

Call us 8am - 10pm everyday

Wavertree Road, SW2

GUIDE PRICE £775,000 TO £825,000

EPC=D

A stunning example of an Edwardian halls adjoining semi located close to Streatham Hill, Brixton and Balham town centers. Retaining many period features, yet fully updated this wonderful four bedroom family house is well presented throughout and provides a home you can just move into. Two formal reception rooms and an open plan bespoke kitchen/breakfast area this house has the space for the growing family. New to the market, this has been a family home for many years and is close to numerous private and state schools.

- Tradition & Charm
- Modern Ambiance
- Immaculate Decor
- Light & Airy
- Ideal Location
- Residential Area
- Transport Route
- A Must See

Norfolk House Road, SW16

£825,000

EPC=D

Imposing, immensely elegant and wonderfully well proportioned. This refurbished family home offers five bedrooms four bathrooms and two reception rooms. The kitchen has been well planned out and offers space to dine, overlooking the landscaped garden. Close to Streatham Hill and all the amenities on offer, this property really needs to be viewed to be appreciated and is a spacious family house offering an excellent balance of living and entertaining space and is ideally located in a prestigious residential road.

- Immaculate Throughout
- Newly Refurbished
- Modern Interiors
- Residential Road
- Ideal For Transport
- Viewing Advised

haart

Upper Tooting
020 8672 4244

Call us 8am - 10pm everyday

Chertsey Street, SW17

£515,000

EPC=C

The feeling you get on arrival at this attractive Edwardian house is one of anticipation that you will find in a warm family home. On entering it does not disappoint. The bright reception is an uplifting room to retreat to, the stylish kitchen/dining room an ideal space to prepare family meals and this in turn gives direct access to a good size garden to unwind in on those warm sunny evenings.

- Period Property
- Mid-Terraced
- Three Bedrooms
- Reception Room
- Kitchen/Dining Rom
- Garden

Coteford Street, SW17

£425,000

EPC=D

The first experience of this end of terrace home is its particularly light rooms. Immediately a welcoming feeling leads you to feel that this is a home you can easily live in. To the rear of the property the well appointed kitchen offers space to dine and entertain in whilst outside can be found a detached study or recreational room to indulge ones hobbies in or office space for those who want to work from home.

- Period Cottage
- End Of Terrace
- Reception Room
- Modern Kitchen/Diner
- Two Double Bedrooms
- Study/Hobbies Room

The Candlemakers Apartments in Battersea are sought-after for city living

Room with a view

Natural light floods the rooms of this sixth-floor, stylish SW11 penthouse apartment

Set within an attractive development, this unique four bedroomed split-level sixth floor penthouse apartment in Battersea is arranged over three floors and offers a wealth of living and entertaining space, well proportioned rooms flooded with natural light, wood floors and two roof terraces boasting impressive views across London. The property comprises smart reception room, contemporary kitchen with adjoining dining room, a sunroom opening onto roof terrace, four delightful bedrooms, three with en suite bathrooms, shower room and guest cloakroom. The apartment is situated within easy reach of the shops, bars and restaurants on Battersea Park Road and in Wandsworth Town.

✤ £1,995,000. Foxtons Battersea, 168 Lavender Hill, London SW11 5TG; 020 7801 1111; foxtons.co.uk

Storage Solutions

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As well as executing first class removals and relocations, Edwards also offer a range of comprehensive storage solutions. Whether long term or short term, Edwards can be of assistance with a range of flexible services and bespoke storage solutions.

Edwards have a wealth of experience dealing with high value storage, such as antiques and fine art, and also offer car storage services. The storage warehouse is based in central London and is fully protected by an advanced Redcare alarm system, granting you complete peace of mind that your possessions are in the safest hands.

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Charlie Mitchell

Sales Manager, Douglas & Gordon's East Putney branch

The new season has breathed lived back into the East Putney property market, finds Charlie Mitchell

What a difference a month makes; sellers have finally come out of hibernation and there is a real buzz here in East Putney. We put on a record amount of properties in April for our office, with many of our new instructions selling within two weeks as demand is still outstripping supply. The majority of buyers are becoming dab hands at sealed bids with record prices being achieved throughout Putney.

If you are considering taking advantage of the strong sellers' market and would like see what really makes Douglas and Gordon different then please get in touch to arrange a free market appraisal.

douglasandgordon.com

'An exciting opportunity to purchase an impressive semi-detached house offering over 2,300 sq. ft. in in need of renovation.'

Melrose Road, SW18
5 bedrooms
1 bathroom
1 shower room
Potential to renovate
Guide Price £1,500,000
020 8788 3000
putneysales@dng.co.uk

Sellers have finally come out of hibernation and there is a real buzz here in East Putney. We put on a record amount of properties in April

A fabulous three/four bedroom flat located in the popular East Putney 'grid' area within easy walking distance to the East Putney tube line.

Schubert Road, SW15
3/4 bedrooms
Bathroom
Roof terrace
Guide price £750,000
020 8788 3000
putneysales@dng.co.uk

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Douglas & Gordon

£2,495,000 Freehold
Rodenhurst Road SW4

This immaculately presented detached house offers well thought out living and entertaining space moments from the heart of Abbeville Village.

7 bedrooms, 3 bathrooms, 2 receptions rooms, Kitchen/family room, Laundry room, 44ft garden, Off-street parking, EPC: D.

Clapham Southside Sales 020 8675 4400
clapsthsales@dng.co.uk

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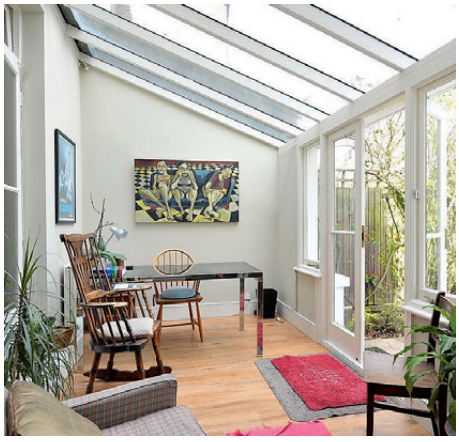
Douglas & Gordon



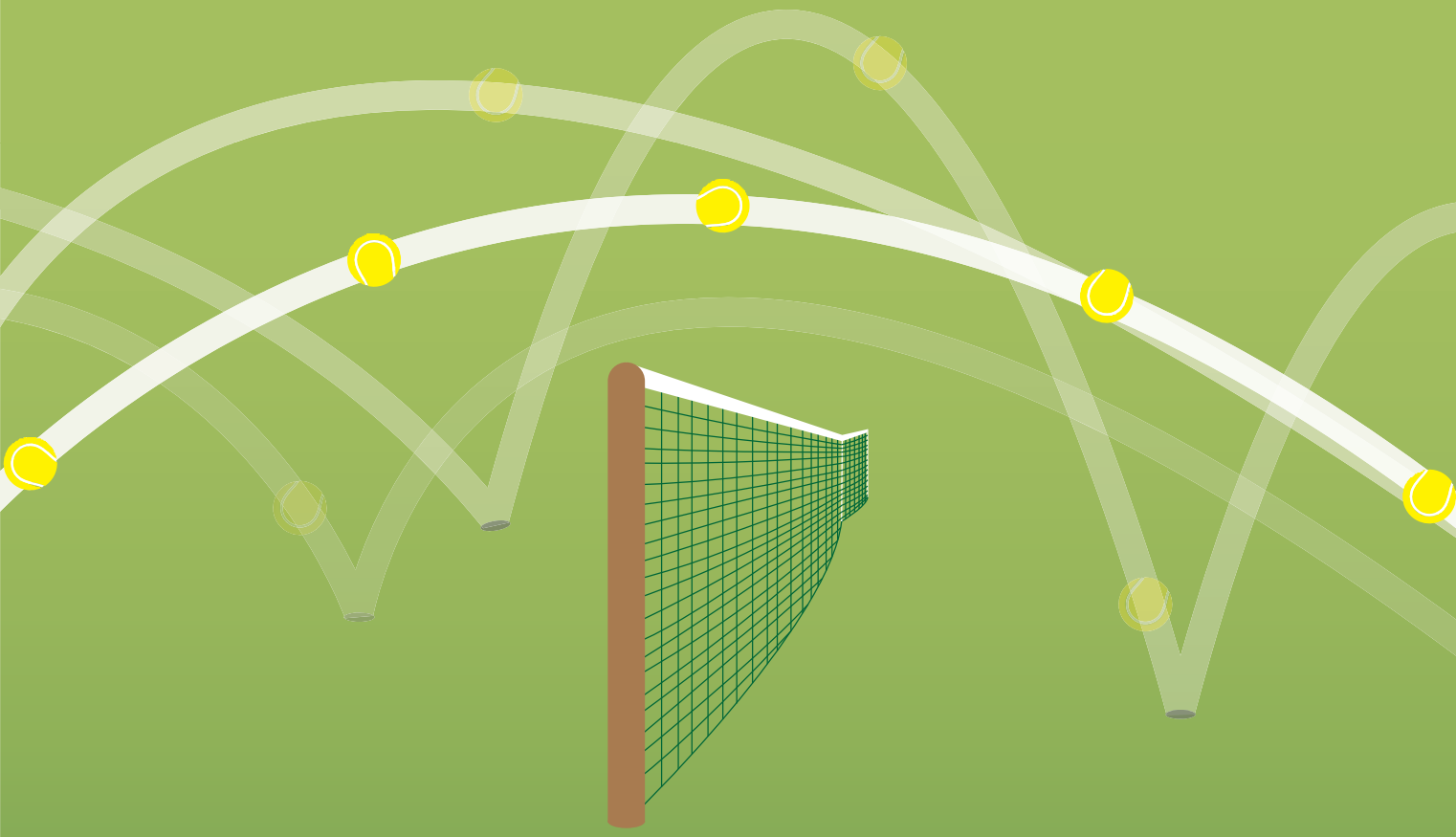
£1,950,000 Freehold
Elms Road SW4

A substantial end of terrace family home with an abundance of charm and period features throughout.

5 bedrooms, 3 bathrooms, Dressing room, 2 reception rooms, Kitchen/breakfast room, Conservatory, Garden, Cellar, Off-street parking, EPC: D.

Clapham Southside Sales 020 8675 4400
clapsthsales@dng.co.uk

Rally round



Come and take part in the **Annual Douglas & Gordon Tennis Tournament** in aid of **The Bob Champion Cancer Trust** to help raise funds and awareness for prostate cancer. **All standards welcome.**

Sunday 23rd June
Battersea Park

To register call 020 7924 3553
or email info@bobchampion.org.uk

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£1,850,000 Freehold
Franconia Road SW4

A fully refurbished family home with fantastic layout throughout making it prefect for modern day living.

5 bedrooms, 3 bathrooms, Cloakroom, 2 reception rooms, Kitchen/dining room, Family room, Cellar, South-west facing garden, EPC: F.

Clapham Southside Sales 020 8675 4400
clapsthsales@dng.co.uk

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Douglas&Gordon

£1,495,000 Freehold
Englewood Road SW12

A recently refurbished double-fronted house stretching to over 2500 sq.ft with a south-west facing garden.

5 bedrooms, 2 bathrooms, En-suite bathroom, Cloakroom, Double reception room, Kitchen/breakfast room, Dining room, Cellar, Garden, Storage in eaves, EPC: D.

Balham Sales 020 8673 0191
balhamsales@dng.co.uk

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Viewing feedback live on the web 24/7 with D&G's unique **MyPropertyTracker** feature.

£1,495,000 Freehold
Grandison Road SW11

This beautifully presented five bedroom family home has been fully extended.

5 bedrooms, Family bathroom, Shower room, En-suite shower room, Reception room, Kitchen/breakfast/sitting room, Cellar, Garden, EPC: D.

Battersea Sales 020 7924 2000
battsales@dng.co.uk

£1,395,000 Freehold
Kyrle Road SW11

This stylishly presented family house offers luxurious living throughout.

4 bedrooms, Family bathroom, En-suite shower room, Reception room, Kitchen/breakfast room, South-facing garden, EPC: D.

Battersea Sales 020 7924 2000
battsales@dng.co.uk

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Douglas & Gordon

£1,325,000 Freehold
Louisville Road SW17

A substantial and well presented Victorian house close to good transport links to Central London.

5 bedrooms, 3 bathrooms, Double reception room, Kitchen/breakfast room, Basement/family room, Garden, EPC: E.

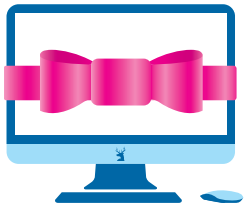
Balham Sales 020 8673 0191
balhamsales@dng.co.uk

£1,300,000 Share of Freehold
Prince of Wales Drive SW11

A beautifully presented second floor flat located on Prince of Wales Drive.

3 double bedrooms, Bathroom, Shower room, Double reception room, Kitchen, Study, Balcony, EPC: D.

Battersea Park Sales 020 7720 8077
battpksales@dng.co.uk



New website

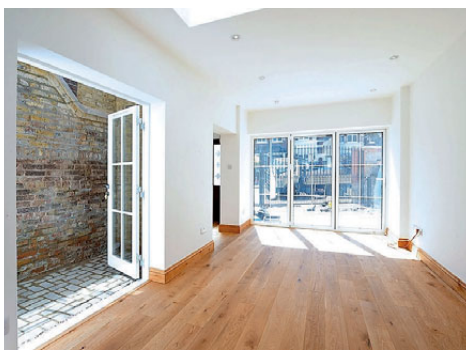
It's time to refresh your browsers for major changes to **douglasandgordon.com** with many new features and improved navigation.

£1,100,000 Freehold
Humbolt Road W6

A wonderful four double bedroom house located moments from the Queen's Club.

4 bedrooms, 2 bathrooms, Reception room, Kitchen/dining room, Garden, EPC: D.

Fulham Sales 020 7731 4391
fulhamsales@dng.co.uk



£1,100,000 Freehold
Howards Lane SW15

A highly individual three bedroom house built to a high specification in the heart of West Putney

3 bedrooms, 3 bathrooms, Reception room, Kitchen/dining room, Garden, EPC: B.

West Putney Sales 020 8785 6666
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Douglas&Gordon

£1,050,000 Freehold
Sherbrooke Road SW6

A charming four bedroom Victorian terraced family house in the Munster Village.

4 bedrooms, 2 bathroomss, Reception room, Kitchen, Roof terrace, Garden, EPC: D.

Fulham Sales 020 7731 4391
fulhamsales@dng.co.uk

£995,000 Freehold
Meteor Street SW11

A natural four bedroom house peacefully located on this quiet road off the North Side.

4 bedrooms, Family bathroom, Shower room, Double reception room, Kitchen/breakfast room, Cellar, Garden, EPC: F.

Battersea Sales 020 7924 2000
battsales@dng.co.uk

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Our blog has been voted the best in the United Kingdom at the Primelocation.com awards. With refreshingly outspoken views on the property market you'll see a different perspective at **douglasandgordon.com/blog**

£1,100 per week Unfurnished Grandison Road SW11

A stunning family home conveniently located for local schools within easy walking distance to Clapham Junction.

5 bedrooms, 3 bathrooms, Double reception room, Kitchen/breakfast room, Garden, EPC: D.

Battersea Lettings 020 7924 2002
battlets@dng.co.uk

£995 per week Unfurnished Manchuria Road SW11

A beautiful family home conveniently located just off Clapham Common and well situated for local schools.

5 bedrooms, 2 bathrooms, Reception room, Kitchen/breakfast room, Patio garden, EPC: E.

Battersea Lettings 020 7924 2002
battlets@dng.co.uk

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Douglas & Gordon

£950 per week Unfurnished Settrington Road SW6

A neutrally decorated Victorian house enviably situated on one of Fulham's premier streets.

4 double bedrooms, 2 bathrooms (1 en-suite), Reception room, Eat-in kitchen, Roof terrace, Garden, EPC: F.

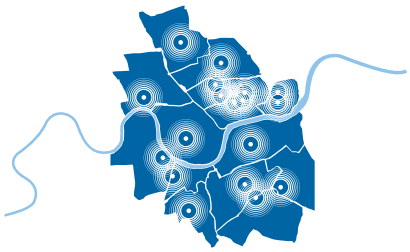
Fulham Lettings 020 7731 4791
fulhamlets@dng.co.uk

£895 per week Unfurnished Hotham Road SW15

A charming four bedroom house which benefits from a well equipped kitchen/breakfast room.

4 double bedrooms, 2 bathrooms, Reception room, Kitchen/breakfast room, Garden, Available in July, EPC: E.

Putney Lettings 020 8788 3333
putneylets@dng.co.uk



We've got it covered

In a survey of 1500 clients 83% said that the agents' office location was the most important factor when selling.
We have 18 offices in D&G land, more than any other agent.

£925,000 Freehold
Clonmore Street SW18

Located in the ever popular Southfields Grid we are delighted to offer this substantial four bedroom family home with character and charm.

4 bedrooms, Bathroom, En-suite shower room, Double reception room, Kitchen/breakfast room, Utility room, Garden, EPC: E.

Southfields Sales 020 8874 8822
sthfldssales@dng.co.uk

£894,950 Freehold
Liberty Mews SW12

This fantastic Mews house is found within a secure gated development, minutes from Clapham South underground station.

2 double bedrooms, Further bedroom, En-suite bathroom, Wet room, Large reception room, Kitchen, Roof terrace, Garden, Off-street parking, EPC: G.

Balham Sales 020 8673 0191
balhamsales@dng.co.uk

£799,950 Freehold
Ballantine Street SW18

Beautifully presented two bedroom cottage ideally located in the 'Tonsleys', close to the popular Old York Road.

2 double bedrooms, Bathroom, Shower room, Spacious reception room, Extended kitchen/breakfast room, South-west facing garden, EPC: E.

Southfields Sales 020 8874 8822
sthfldssales@dng.co.uk

£799,950 Leasehold
Farlow Road SW15

This interior designed property is located within a beautiful house in West Putney.

2 bedrooms, Shower room, En-suite bathroom, Reception room, Kitchen/dining room, Study/bedroom 3, Store room, Garden, EPC: B.

West Putney Sales 020 8785 6666
wputneysales@dng.co.uk

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Douglas & Gordon

£799,950 Share of Freehold
Prince of Wales Drive SW11

A rarely available opportunity to acquire a two double bedroom, park facing flat.

2 double bedrooms, Bathroom, Reception room, Kitchen, Park views, EPC: E.

Battersea Park Sales 020 7720 8077
battpksales@dng.co.uk

£750,000 Freehold
Schubert Road SW15

This fabulous three/four bedroom flat is beautifully presented throughout and boasts impressive living and entertaining space.

3/4 bedrooms, Bathroom, Separate cloakroom, Double reception room, Kitchen, Study/4th bedroom, Roof terrace, Attic, EPC: D.

East Putney Sales 020 8788 3000
putneysales@dng.co.uk

£650,000 Leasehold
Putney Bridge Road SW15

This beautiful two bedroom split-level flat has recently been completely refurbished and is immaculately presented throughout.

2 double bedrooms, Bathroom, Shower room, Reception room, Bespoke kitchen, South-facing roof terrace, EPC: C.

East Putney Sales 020 8788 3000
putneysales@dng.co.uk

£425,000 Leasehold
Lurline Gardens SW11

We are delighted to offer to the market this charming one bedroom flat in a new development moments from Battersea Park.

Double bedroom, Bathroom, Reception room with open-plan kitchen, Balcony (not demised), Parking space, Lift, Concierge, EPC: B.

Battersea Park Sales 020 7720 8077
battpksales@dng.co.uk

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£895 per week Unfurnished
Narbonne Avenue SW4

An immaculate and newly decorated Victorian terraced family home in Abbeville Village.

5 double bedrooms, 3 bathrooms, Double reception room, Kitchen/ breakfast room, Cellar, Lawned garden, EPC: D.

Clapham Southside Lettings 020 8675 0888
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£825 per week Unfurnished
Norfolk Mansions SW11

An amazing opportunity to rent this fantastic three bedroom Norfolk Mansions flat located on Prince of Wales Drive.

3 double bedrooms, 2 bathrooms, Open-plan kitchen/reception room, 2 balconies, Modern with wooden floors, EPC: E.

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£785 per week Unfurnished
Blackett Street SW15

A well-presented five bedroom Victorian family home located on this quiet residential road in West Putney.

5 bedrooms, 2 bathrooms, Double reception room, Kitchen/breakfast room, 2 balconies, Garden, Available in June, EPC: D.

Putney Lettings 020 8788 3333
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£730 per week Unfurnished
Burnthwaite Road SW6

A well-presented house located minutes from Fulham Broadway benefiting from a private patio garden.

3 doubles bedrooms, 2 bathrooms, Double reception room, Eat-in kitchen, Close to Fulham Broadway underground, Patio garden, EPC: D.

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£576 per week Unfurnished
Lavenham Road SW18

A well-proportioned four bedroom family house in a quiet street in the popular Southfields Grid.

4 double bedrooms, 2 bathrooms, Cloakroom, 2 reception rooms, Kitchen/breakfast room, Garden. EPC: E.

Southfields Lettings 020 8874 8844
sthfldslets@dng.co.uk

£495 per week Furnished
Riverside Court SW8

A fabulous bright and spacious one bedroom flat located on the fifth floor offering stunning views over the Thames.

Double bedroom, Bathroom, Kitchen/reception room, River views, Porter, Parking space, Includes heating and hot water, EPC: C.

Battersea Park Lettings 020 7498 5243
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£450 per week Part Furnished
Engadine Street SW18

A spacious and well-presented top floor flat close to the shops, restaurants and Underground station.

3 bedrooms, 2 bathrooms, Reception room, Kitchen/breakfast room, Shared Garden. EPC: D.

Southfields Lettings 020 8874 8844
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£300 per week Furnished
Victoria Rise SW4

A delightful, neutrally decorated one bedroom garden flat located on this popular street, close to Clapham Common Underground.

Bedroom, Bathroom, Reception Room, Kitchen, Shared garden, EPC: D.

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